



Staff Report

File #: LN-178

ARCHITECTURAL APPEARANCE BOARD

Meeting Date: OCTOBER 5, 2021

POMPANO BEACH FISHING VILLAGE

Request: Master Sign Program
P&Z# 19-30000004
Owner: City of Pompano Beach
Project Location: 275 Sea Breeze Way
Folio Number: 484331010210
Land Use Designation: Commercial
Zoning District: PD-1
Commission District: 1
Agent: Timothy Hernandez (305- 279-8706)
Project Planner: Matthew Edge (Matthew.Edge@copbfl.com / 954-786-5554)

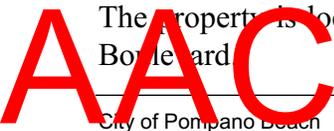
Summary:

The following is a brief summary of information on the subject and surrounding properties. The applicant is requesting approval for a REVISED Master Sign Program. As required by Code, all new 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 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 prior to Building Permit approval.

In addition, this property has been rezoned to a PD-I (Planned Development - Infill) Zoning District. As part of the rezoning process, the property owner may elect to modify standards in Chapter 156: Sign Code, pursuant to table 155.3603. While the Architectural Appearance Committee does not *approve* the deviations from Chapter 156, the proposed signs are subject to the review of the Committee, and may include recommendations from the Committee using the same standards of review as those for a Master Sign Program.

On October 1, 2019 the Architectural Appearance Committee approved a Master Sign Program for this development that included wall signs, building signs, blade/bracket signs, and free-standing signs. On September 7, 2021 the Architectural Appearance Committee approved a revision to the design of the directional signs. Since the original approval of the Master Sign Program, the design of the building on the parcel R3 has changed, and therefore the location of the proposed signs have changed. This request is to revise the Master Sign Program to account for the new building.

The property is located north of NE 2 Street, and between N Ocean Boulevard (A1A) and N Pompano Beach Boulevard



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.

I. Zoning / Existing Uses

- A. Subject property (PD-I): - Planned Development - Infill / Parking Garage, Retail, Restaurants, Hotel, Event Space

- A. Surrounding Properties (Zoning District / Existing Use):
 - a) North - RM-45/AOD (Multiple-Family Residence 45/Atlantic Boulevard Overlay District)) Condominium
 - b) South - RM-45/HR/AOD (Multiple-Family Residence 45 High-Rise Overlay/Atlantic Boulevard Overlay District) Condominium
 - c) East - PR/AOD (Parks and Recreation/Atlantic Boulevard Overlay District)) Restaurants, Pier, Retail
 - d) West - B-2/AOD (Community Business/Atlantic Boulevard Overlay District), RM-45/HR/AOD (Multiple-Family Residence 45 High-Rise Overlay/Atlantic Boulevard Overlay District) Bank, Fire Station, Condominium

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Revised Master Sign Program submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Master Sign Program entitled:

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

1. All conditions of prior approvals of the Master Sign Program must be addressed prior to building permit if the conditions pertain to the sign proposed.
2. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with the building permit for each sign.
3. Any sign that will be visible from the beach must comply with the standards of 155.5402 Lighting Requirements for Marine Turtle Protection.

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER
AERIAL MAP



AAC

NTS

PZ19-3000004

10/5/2021 3000004_AerialMap.doc

