



**POMPANO CITI CENTRE
POMPANO BEACH, FL
MASTER SIGNAGE PROGRAM
AND
TENANT SIGN CRITERIA**

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MASTER SITE SIGN PROGRAM

I. MASTER SITE SIGNAGE PROGRAM

The following outlines the site signage criteria along the abutting streets. Tenants, who are permitted by lease, to utilize a space designated by Faison Florida Retail Development will be required to submit for review and approval detailed and dimensioned drawings indicating graphic content, sign face color and letter style in conformance with the exhibits noted below. These documents shall be submitted to Faison Retail Development, 1814 Woodward Street, Orlando, Florida, 32803; Attn: Mr. Paul Rutledge. These documents must be approved by the Developer and the City of Pompano Beach prior to fabrication and installation of any sign.

- A. Monument signage located along right of ways as described in Exhibit "A" and Exhibit "B" and located as noted on site plan Exhibit "D".
- B. Out parcel and Freestanding Building Signage as described on Exhibit "E" and located as noted on Exhibit "D".

TENANT SIGN CRITERIA

II. TENANT SIGN CRITERIA

The following outlines the tenant sign criteria for all tenants of the Pompano Citi Centre. Tenants will be required to submit detailed and dimensioned drawings indicating graphic content, colors, letter style, construction methods, fastening details and electrical requirements to: Faison Florida Retail Development, 1814 Woodward Street, Orlando, Florida 32803; Attn: Mr. Paul Rutledge. These documents must be reviewed and approved by the Developer and the City of Pompano Beach prior to fabrication and installation of any sign. In the event that this document conflicts with the City of Pompano Beach, sign code, the more restrictive shall apply.

- A. "Tenant" shall be one who holds or possesses the right to occupy a specific building or space.
- B. "Tenant Signs" shall be defined as any message that can be read from the exterior of the store. Not included in this definition are messages used to advertise products, sales, special events, etc.
- C. Advertising content of all tenant signs shall be limited to designating the store name and/or type, (i.e., "John's Men's Shoppe"). Tenant signs will not be permitted to indicate brand names of merchandise sold, specific services rendered (i.e., "free gift wrapping", etc.), or indicate any advertising slogans (i.e., "The We Care People", etc.). Any trademark incorporated into the sign shall not comprise more than 20% of the total sign area.
- D. The location, character, design, color and layout of all tenant signs shall be subject to approval of the Developer and the City of Pompano Beach and shall be submitted for approval by tenant's sign vendor for conformance with these guidelines.
- E. Fabrication: All signs are to be fabricated by a licensed sign contractor, approved by the Developer, according to the requirements of local, state and national codes. All signs are to be fabricated to Underwriters Laboratory Specifications.

- F. Installation: All signs are to be installed by state, and/or local certified sign contractor, approved by the Developer and the City of Pompano Beach and according to local, state, and national codes.
- G. Signs on Rear Service Doors: Tenant shall install one identification sign on service doors with a maximum of 3" high, Helvetica Medium, all capital characters indicating the business as on the storefront sign band. Colors of letters shall be black. All other signs on rear or service side of leased areas are prohibited. Total area limited to three (3) square feet.
- H. Signs shall be continuously illuminated from sunset until 11:00 PM or store closing, whichever is later or as otherwise defined by the Developer and required by the lease. Signs must have a 24 hour time clock.
- I. All materials used in sign fabrication are to be new.

III. SIGN STANDARDS

- A. Existing Anchor Tenants (Burdines, Sears and JC Penneys)
- 1) Existing anchor tenants Sears, Sears Auto, Burdines and JC Penneys shall be allowed to retain their existing sign square footage. The existing signs are as illustrated in Exhibit "J".
 - 2) Replacement, modification or relocation of the existing signs in conjunction with the redevelopment of this project shall not diminish the existing sign's square footage or maximum letter height or any additional signs or square footage or sign face color as permitted by the City of Pompano Beach's zoning ordinances.
- B. In-Line Retail Tenant Signage
- 1) Retail Buildings C, B and F. Individually lit channel letters or neon signs. See Exhibits F and G.
 - 2) Retail Buildings D, E and G. Horizontal box signs on the second and third floors and vertical box signs on the first floor. See Exhibits H and I.
- C. Signs shall be maximum square footage as computed as follows for tenants less than 25,000 S.F.:
- 80% of width between center line of demising walls on either side x 30 inches = maximum S.F. of sign area.
- D. New Anchor Tenants greater than 25,000 S.F. but less than 100,000 S.F.:
- 200 S.F. maximum total of all signage. Letter shall be individually lit channel letters or neon signs. See exhibits F and G.
- E. New Anchor Tenants greater than 100,000 S.F.:
- 500 S.F. maximum total of all signage. Letters shall be individually lit channel letters or neon signs. See exhibits F and G.
- F. Project Name Signage: as described and illustrated on Exhibit K.



G. Unique sign designs or color other than those listed will be permitted when approved by the Developer and the City of Pompano Beach.

H. Tenants with National Logos and/or Registered Trademarks shall be allowed their letter style, logo and color.

IV. SIGN CONSTRUCTION

A. Individually lit channel letters and box signs shall have opaque metal sides and backs with external surfaces primed and painted, with jewelite trim (to match the sign face or metal side of the letters or box.) Faces will be flat (not formed) and be one of the following colors:

Rohn & Haas: Red #2283 or Blue #2051 or White #187.

Faces are to be internally lighted using neon white or colored tubes to match sign face, with number of tubes to insure even illumination showing neither dark nor hot spots with illumination pursuant to sign standards above. All letters are to be internally lighted with neon and have no exposed neon. Transformers are to be concealed in each letter or concealed behind the sign band wall or above the ceiling in the tenant space.

B. Neon signs shall have exposed neon tubing with concealed transformers concealed behind the sign band or above the ceiling in the tenant space. Neon shall be designed to withstand wind loads required by the applicable building code.

C. Materials: All materials must be new.

1) Plastic faces are to be acrylic a minimum of .125". No transparent letter faces are permitted.

2) Metals (minimum thickness).

1. Stainless Steel - 24 gauge
2. Paint Grip Steel - 24 gauge
3. Aluminum - .060".
4. Brass - 5/16"

3) Hardware for fabrication and installation shall be of non-corrosive type or plated.

D. Color of all plastic, metals, paints and other materials are to be as specified above unless otherwise approved in writing by the Developer and the City of Pompano Beach.

V. WINDOW SIGNAGE

A. Any permanent window signage must be approved by the Developer and the City of Pompano Beach and shall be done with white Helvetica medium style letters.

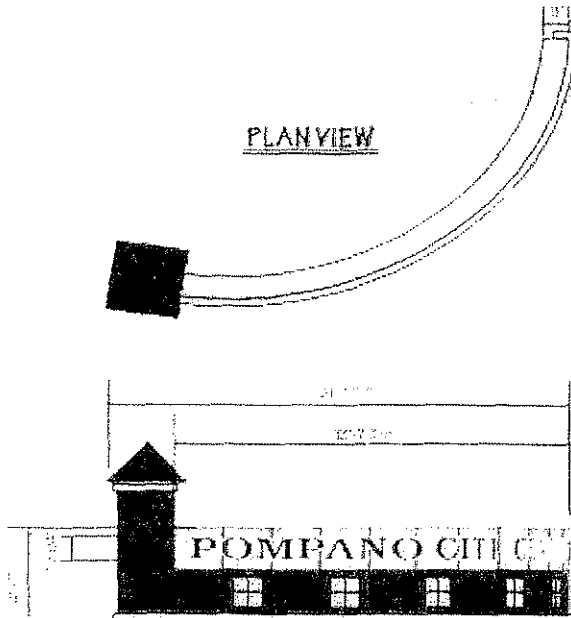
B. Maximum height on the main storefront is three (3) inch letters, maximum allowable sign area is three (3) square feet and with only the business identification allowed.

Hours of Operation signage shall be permitted on the side light adjacent to the storefront door. Height of letters shall not exceed two (2) inches and the maximum sign area is two (2) square feet.

- D. Temporary paper signage denoting special events etc. shall be limited to 15% of the glass area.

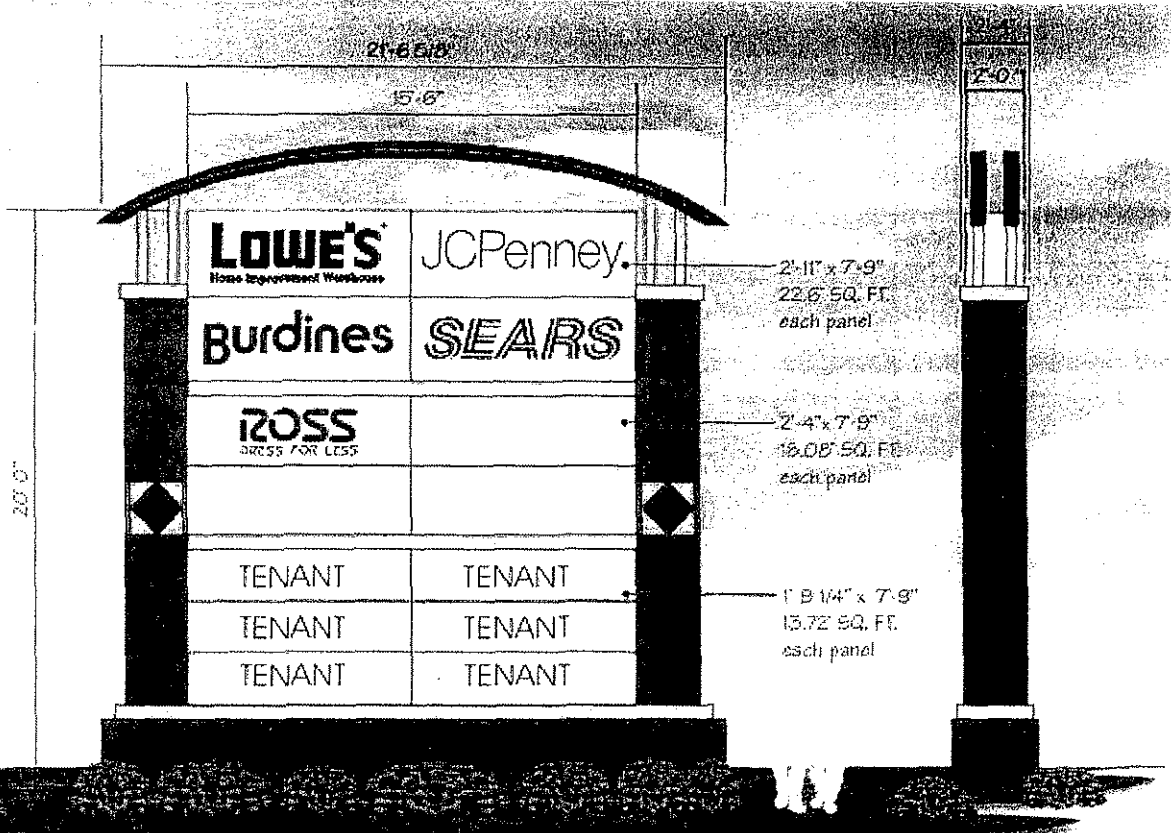
VI. PROHIBITED SIGNS AND INSTALLATION PROCEDURES

- A. Cardboard signs, wood signs, hanging signs and/or stickers or decals utilized as signs.
- B. Signs of temporary character or purpose irrespective of the composition of the sign or material used.
- C. Roof signs.
- D. Pictures, paintings, or caricatures.
- E. Advertising devices, slogans, merchandise or service listings.
- F. Animated, moving or rotating signs or portions of signs; including wind operated devices.
- G. Flashing, oscillating or intermittent lights.
- H. Painted on or luminous painted letters.
- I. Noise making devices.
- J. Free standing signs (pole, pylon type or ground signs) other than those permitted by this sign criteria.
- K. Banner signs or awnings.
- L. Any other signs or graphics or components which the Developer determines to distract from the overall center theme and character of the center, and/or not permitted by the City of Pompano Beach.
- M. Neon window trim.

DRCPZ26-1200005
07/15/2026**EXHIBIT 'A'**PLAN VIEWWALL 1 ELEVATION (LEFT)

* SEE DRAWING #02697-W FOR SIGN SPECIFICATIONS

** SIGN LOCATION AT US1

D/F PYLON SIGN ELEVATIONEND VIEWCUSTOMER APPROVAL ☒ X*** THIS SIGN MUST BE UL LISTED AND APPROVED**

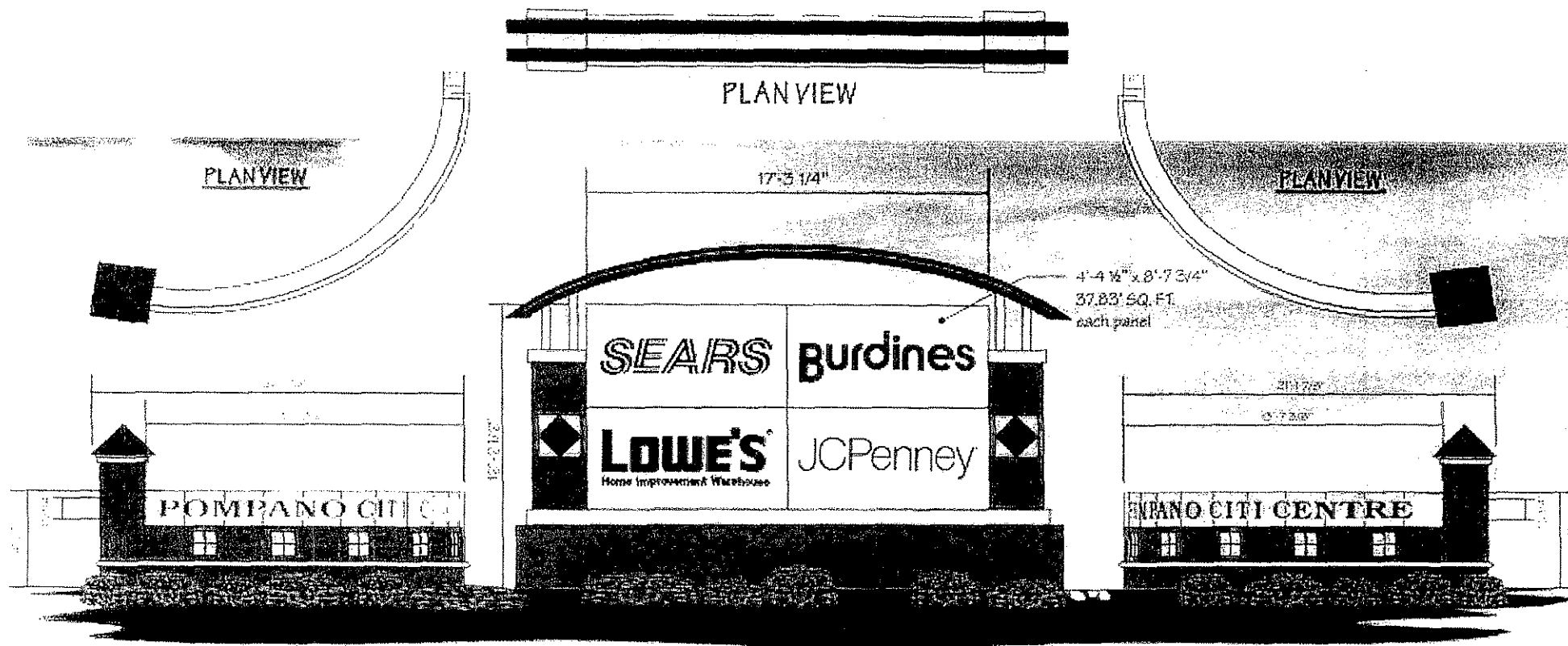
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Customer	FAISON	Drawing #	02697-L1-A	Revision	R1
Project	POMPAÑO CITY CENTER	Date	07-21-02	Date revised	8/14/03
Address	POMPAÑO BEACH, FLORIDA	Scale	3/16" = 1'-0"	Sales contact	

THIS PRINTED COLOR RENDERING IS INTENDED TO BETTER APPROXIMATE COLOR HUES AND DISTRIBUTION. BEST EFFORTS HAVE BEEN MADE TO SIMULATE THE ACTUAL COLOR(S). HOWEVER, EXACT COLOR(S) CAN ONLY BE SEEN FROM THE SPECIFIED COLOR SYSTEM'S CHIP OR SAMPLE. This drawing and the concept contained herein are the exclusive copyright of Ad Vice, Inc. and are not to be shown outside the client's office, or to be forwarded to anyone without the expressed written consent of an Ad Vice, Inc. officer.

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07/15/2026**EXHIBIT 'B'****WALL 1 ELEVATION (LEFT)**

* SEE DRAWING #02897-W1 FOR SIGN SPECIFICATIONS

S/F PYLON SIGN ELEVATION

* SEE DRAWING #02897-P2 FOR SIGN SPECIFICATIONS

WALL 1 ELEVATION (RIGHT)

* SEE DRAWING #02897-W1 FOR SIGN SPECIFICATIONS

CUSTOMER APPROVAL **X***** THIS SIGN MUST BE UL LISTED AND APPROVED**

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ad vice, inc. / 122 mechanicsville ln pk
mechanicsville, va 23111 (804) 730-0503Customer **FAISON**Drawing # **02897-L2**Revision **R1**Project **POMPANO CITI CENTER**Date **04-30-02**Date revised **05-06-03**Address **POMPANO BEACH, FLORIDA**Scale **3/16" = 1'-0"**

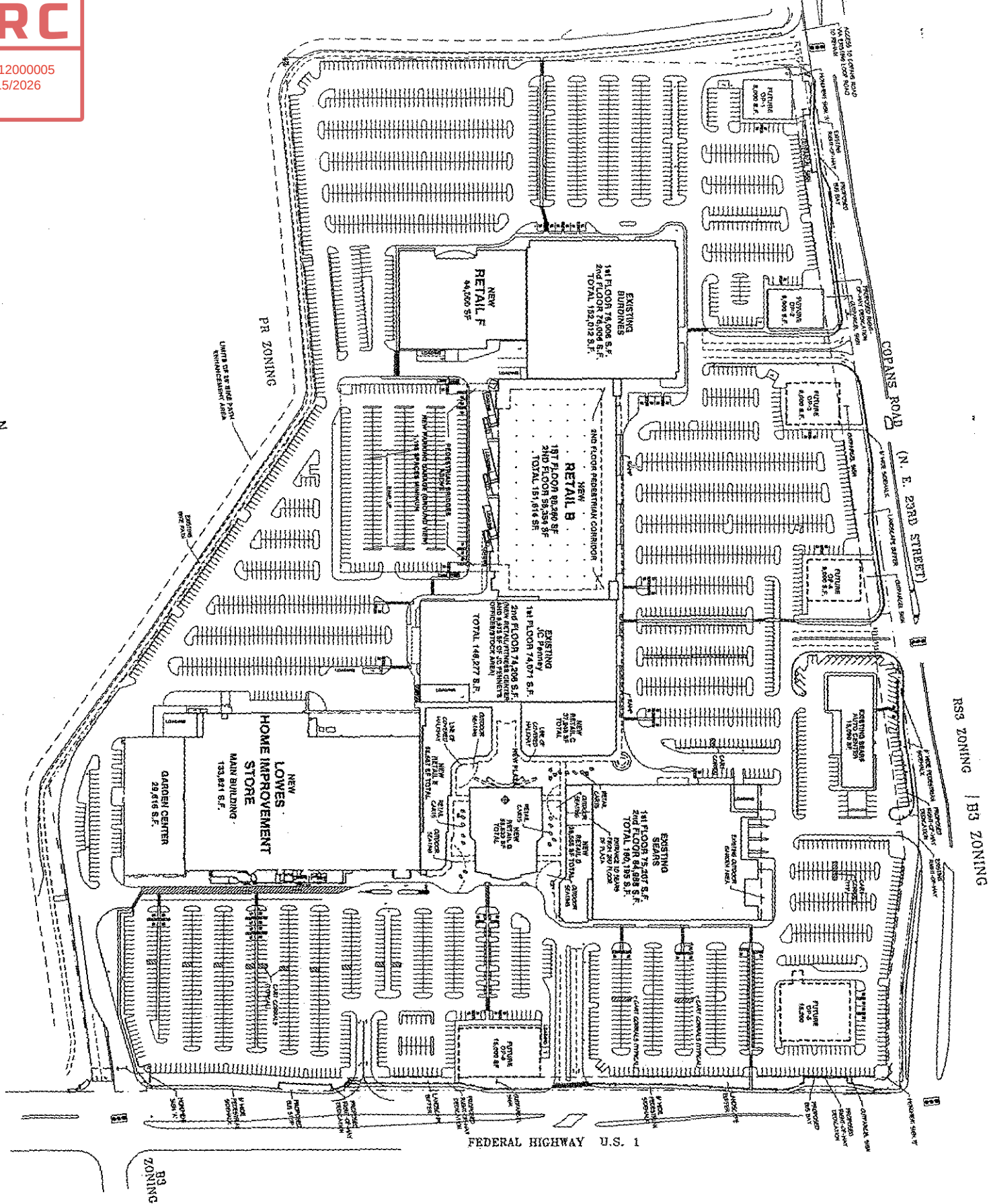
Sales contact

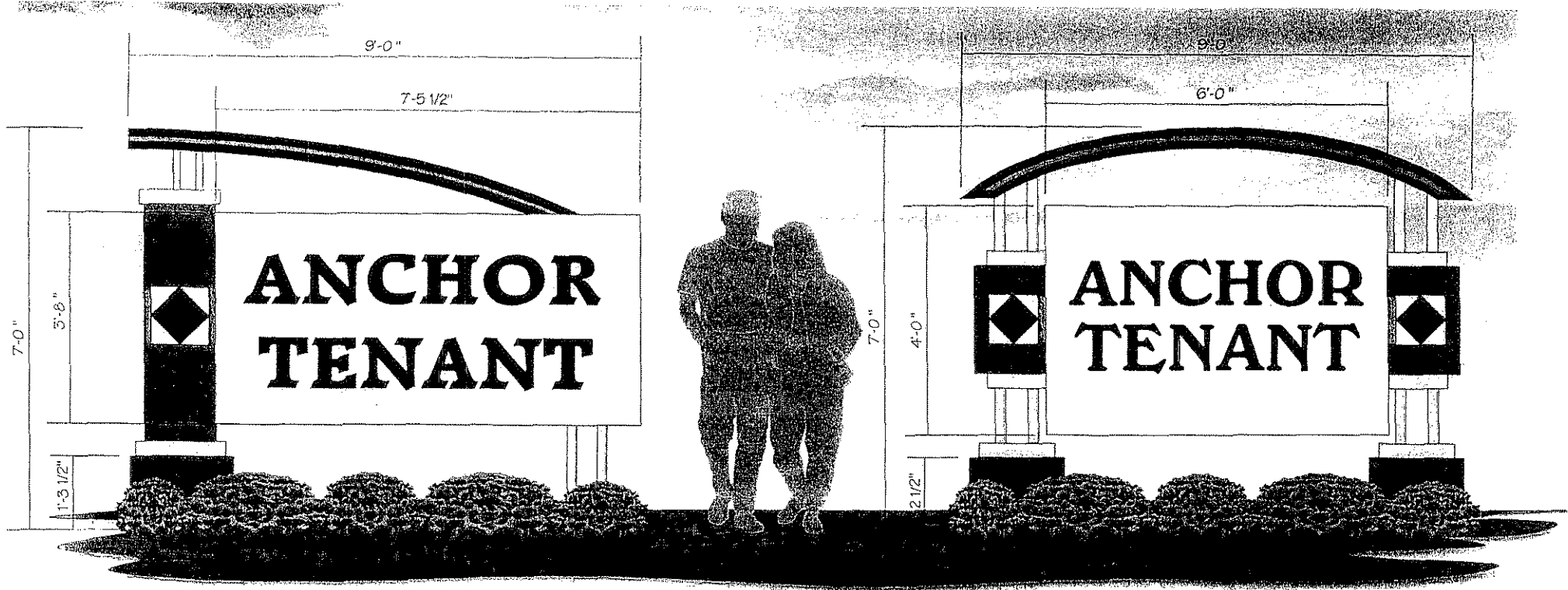
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DRC

PZ26-12000005
07/15/2026

EXHIBIT 'D'
SIGN LOCATIONS



DRCPZ26-12000005
07/15/2026**EXHIBIT 'E'**D/F OUT PARCEL SIGN OPTION 'B1'D/F OUT PARCEL SIGN OPTION 'C1'CUSTOMER APPROVAL ☒ X*** THIS SIGN MUST BE UL LISTED AND APPROVED**

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Customer FAISON

Drawing # 0P OPTIONS2 Revision

Project POMPANO CITI CENTER

Date 07-14-03

Date revised

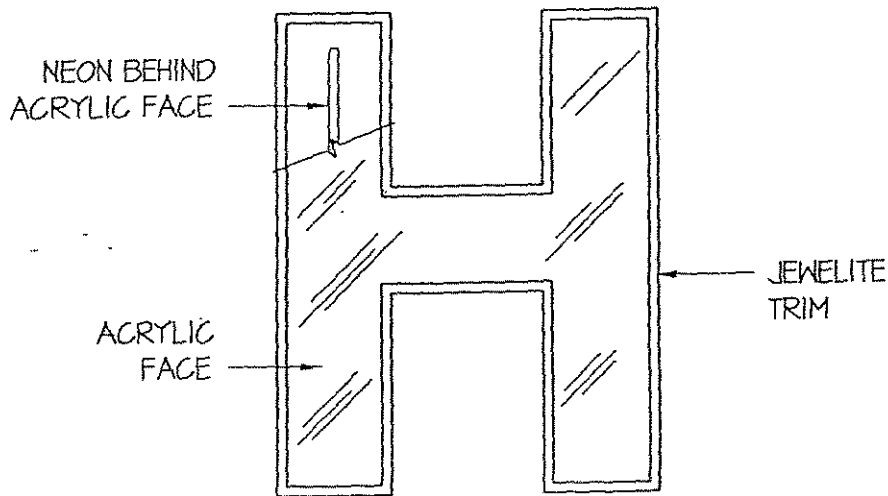
Address POMPANO BEACH, FLORIDA

Scale 1/2" = 1'-0"

Sales contact

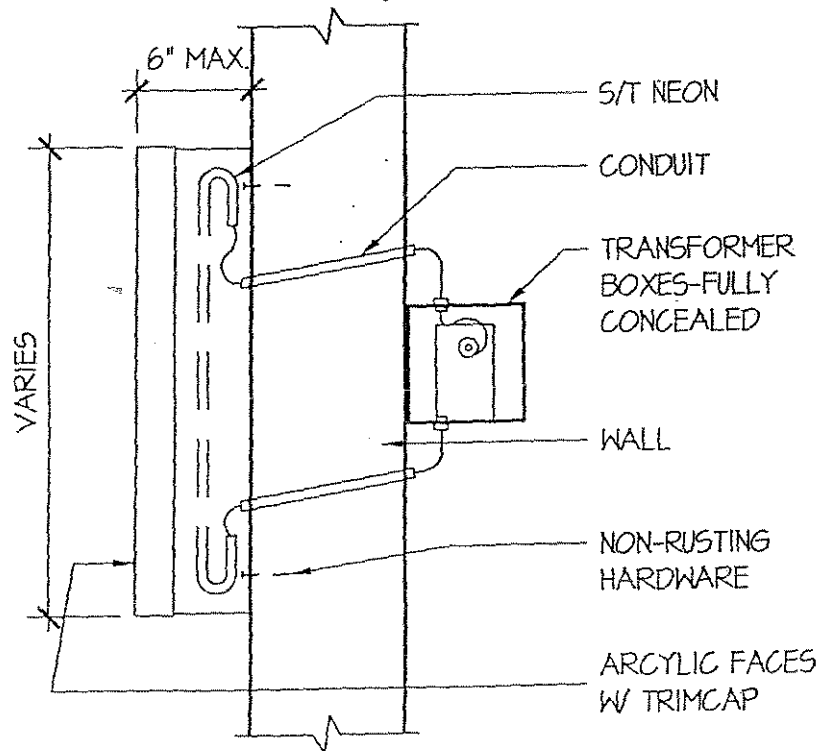
EXHIBIT 'F'

INDIVIDUALLY LIT CHANNEL LETTER SIGN



FACE

N.T.S.



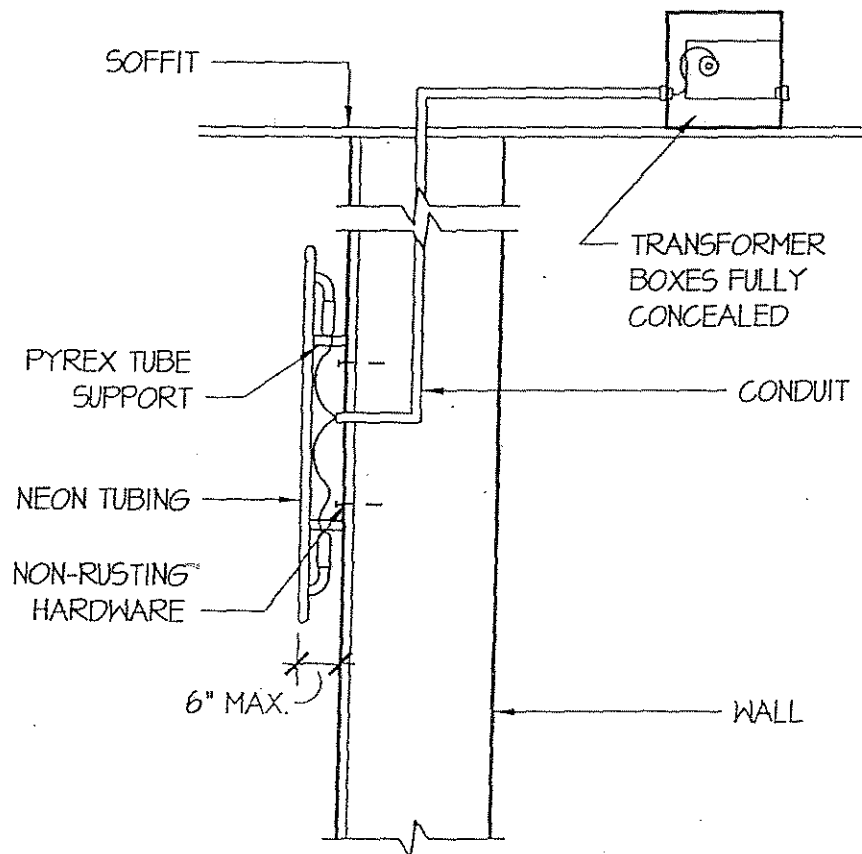
SECTION

N.T.S.

LETTERING STYLE AS APPROVED BY DEVELOPER

EXHIBIT 'G'

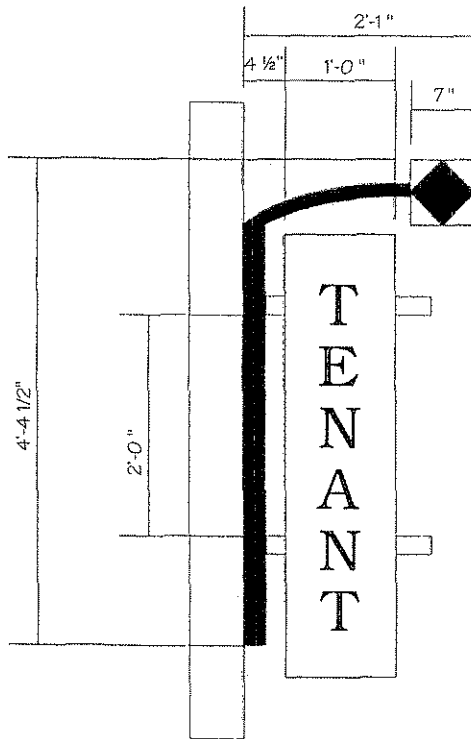
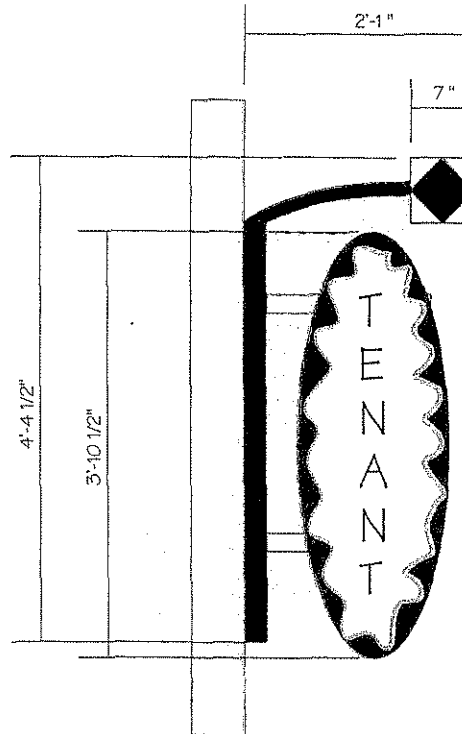
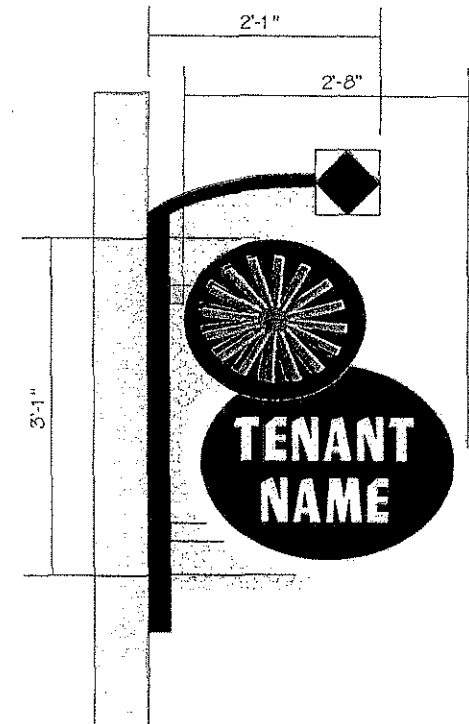
NEON SIGN



SECTION

N.T.S.

LETTERING STYLE AS APPROVED BY DEVELOPER

DRCPZ26-12000005
07/15/2026**EXHIBIT 'H'**VERTICAL LAYOUT 'A'VERTICAL LAYOUT 'B'VERTICAL LAYOUT 'C'CUSTOMER APPROVAL **X***** THIS SIGN MUST BE UL LISTED AND APPROVED**

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Customer FAISON

Drawing # 02897-WallIV Revision

Project POMPAÑO CITICENTER

Date 07-14-03

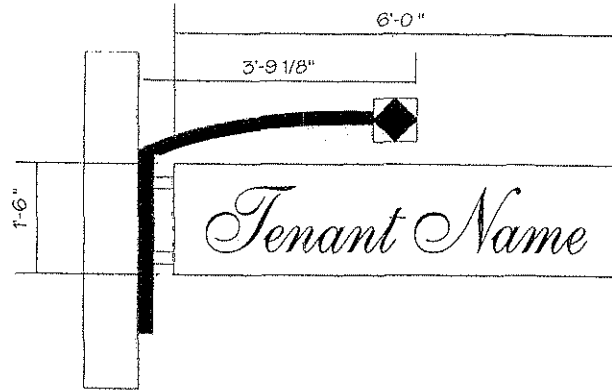
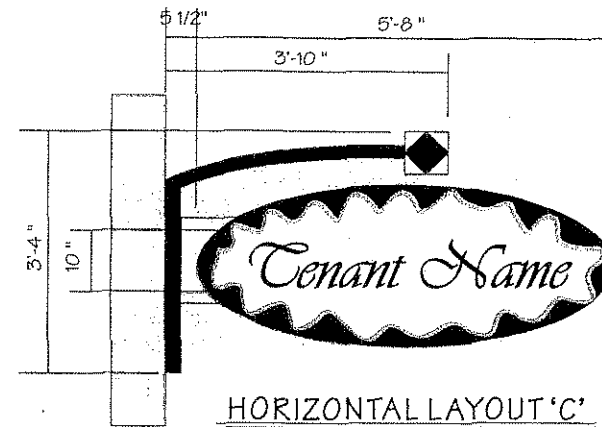
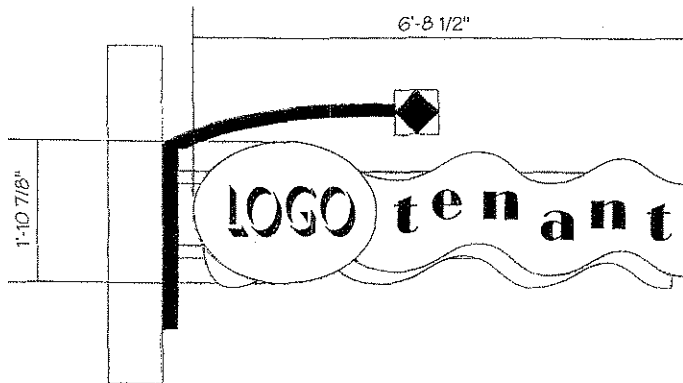
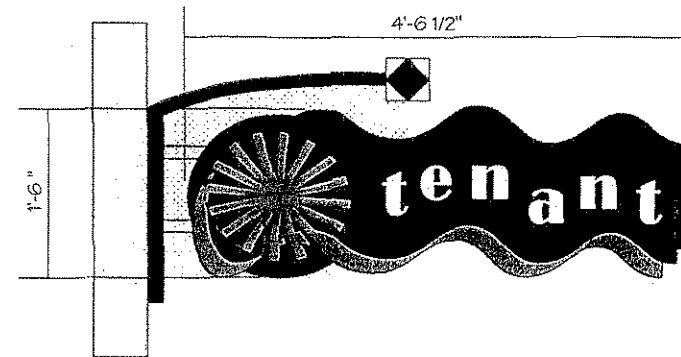
Date revised

Address POMPAÑO BEACH, FLORIDA

Scale NOTED

Sales contact

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07/15/2026**EXHIBIT 'I'**HORIZONTAL LAYOUT 'A'HORIZONTAL LAYOUT 'C'HORIZONTAL LAYOUT 'B'HORIZONTAL LAYOUT 'D'CUSTOMER APPROVAL **X***** THIS SIGN MUST BE UL LISTED AND APPROVED**

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Customer FAISON

Drawing # 02897-WallH Revision

Project POMPANO CITICENTER

Date 07-14-03

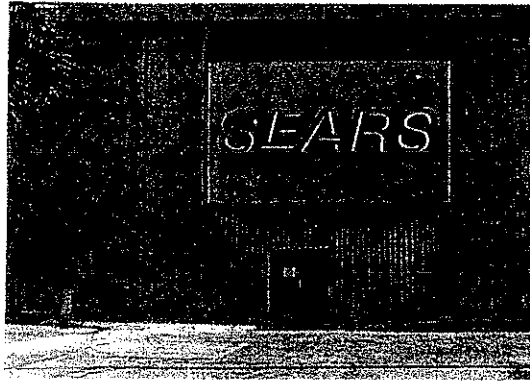
Date revised

Address POMPANO BEACH, FLORIDA

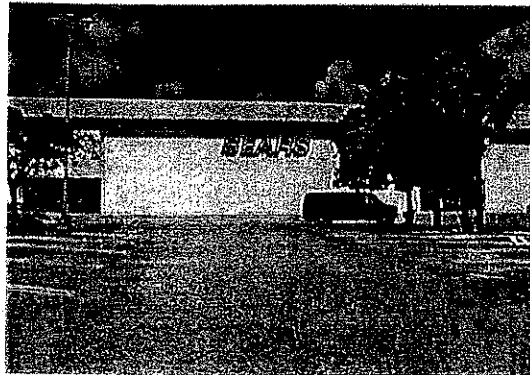
Scale NOTED

Sales contact

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EXHIBIT "J" EXISTING SIGNS

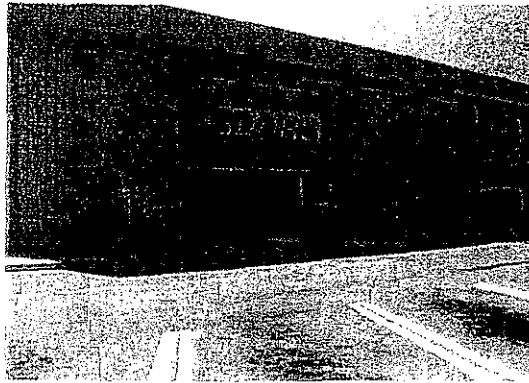
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LOCATION: SOUTH ELEVATION



SIGN: "SEARS"
LOCATION: EAST ELEVATION



SIGN: "SEARS GARDEN SHOP"
LOCATION: NORTH ELEVATION



SIGN: "SEARS"
LOCATION: WEST ELEVATION



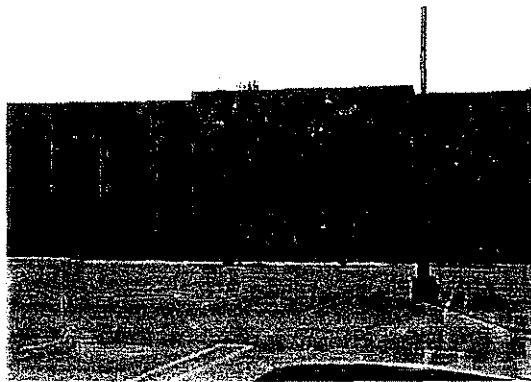
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LOCATION: SOUTH ELEVATION – 2nd FLOOR



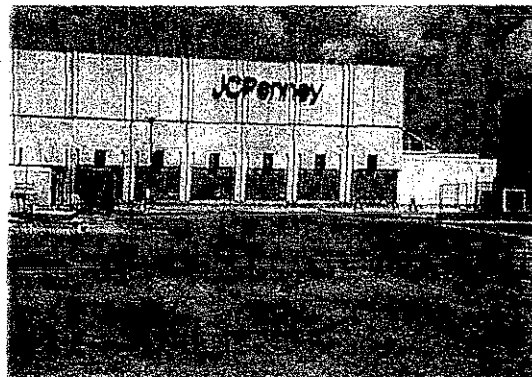
SIGN: "SEARS"
LOCATION: EAST ELEVATION AUTO CENTER



SIGN: "JC PENNEY"
LOCATION: NORTH ELEVATION – 2nd FLOOR



SIGN: "JC PENNEY"
LOCATION: WEST ELEVATION



SIGN: "JC PENNEY"
LOCATION: EAST ELEVATION – 2nd FLOOR



SIGN: "BURDINES FLORIDA"
LOCATION: SOUTH ELEVATION



SIGN: "BURDINES FLORIDA"
LOCATION: WEST ELEVATION



SIGN: "BURDINES FLORIDA"
LOCATION: NORTH ELEVATION

DRC

PZ26-12000005
07/15/2026

EXHIBIT 'K'
RETAIL G/PLAZA - EAST ELEVATION

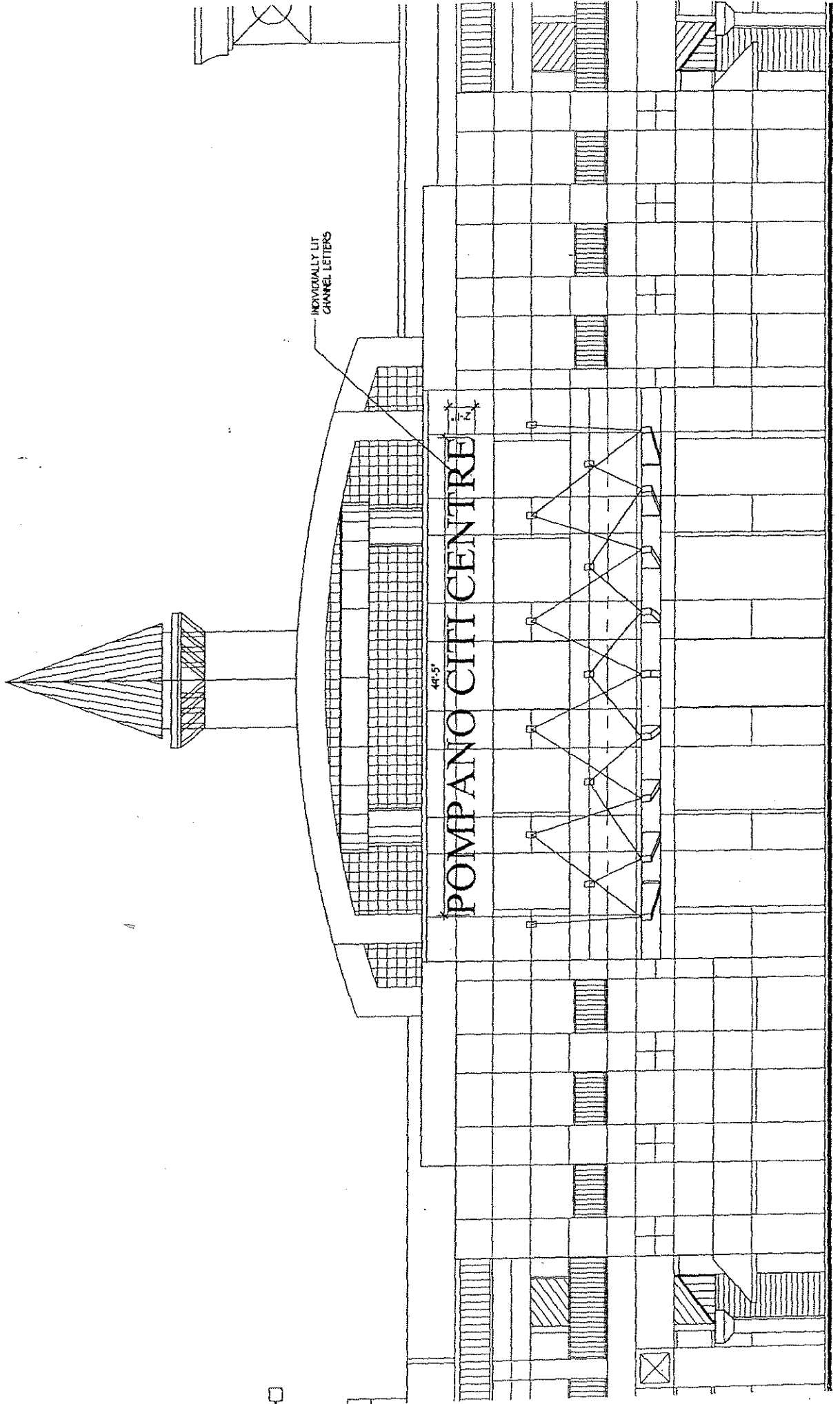
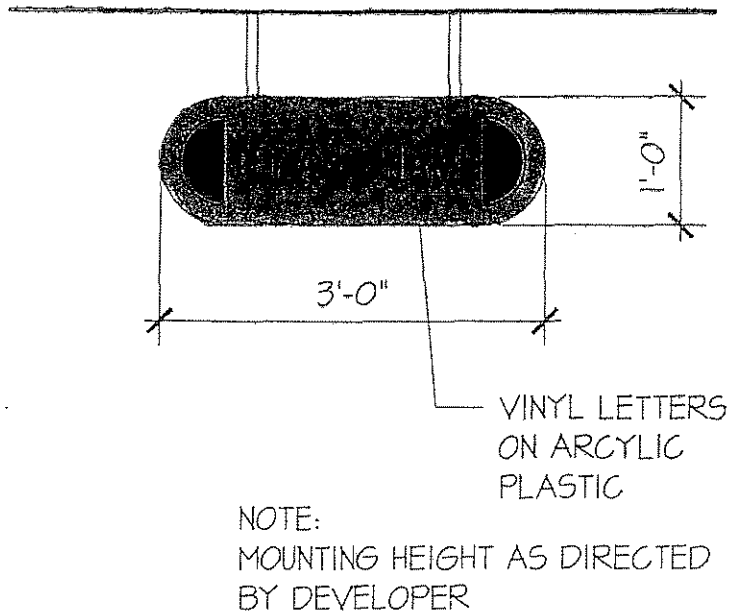


EXHIBIT 'L'

UNDER-CANOPY SIGN



GENERAL NOTE:
IN ALL CASES, ACTUAL SIGN LETTERING MAY BE PAINTED:
A) BLACK, B) WHITE OR C) COLOR OF OUTLINE BORDER

DRC

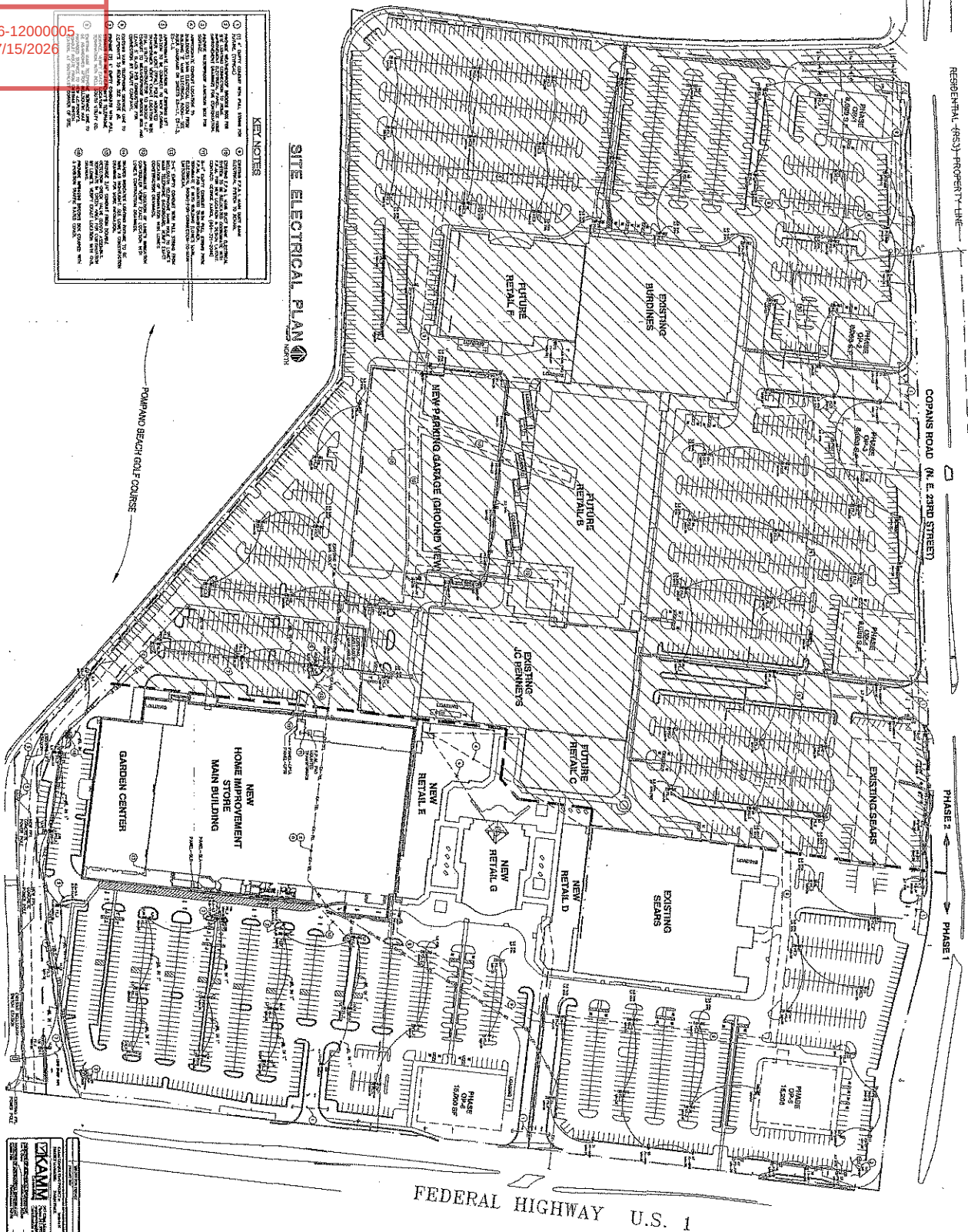
PZ26-12000005
07/15/2026

EXHIBIT H
SITE LIGHTING PLAN

PZ26-1200005
07/15/2026

SITE ELECTRICAL PLAN

- [illegible]



PHASE 1 CONSTRUCTION
POMPAÑO CITY CENTRE
POMPAÑO BEACH, FLORIDA

SALT McGRIBSON
ARCHITECTS

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A.000117

5

President Paul
2001ST
Dariusz Szy
D.P.
Goodwin S
LTC202

EI-3

EXHIBIT H - Site Lighting Plan