

## Staff Report

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**File #:** LN-06

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Architectural Appearance Committee  
Meeting Date: October 6<sup>th</sup>, 2020

### Copans 95

**Request:** Master Sign Program  
**P&Z#** 20-30000003  
**Owner:** Duke Realty Limited Partnership  
**Project Location:** 1731 NW 24 St  
**Folio Number:** 484222160180  
**Zoning District:** I-1  
**Commission District:** 4  
**Agent:** Jack Gervais (305-850-9550)  
**Project Planner:** Lauren Gratzner

### Summary:

The following is a brief summary of information on the proposed development and surrounding properties. The applicant is requesting approval for a Master Sign Program for the Copans 95 Building located at 1731 NW 24 Street. 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 proposal is for wall signs on the building façade and window signs on tenant entrance doors. Each wall sign will consist of channel letters painted either crimson red or black and are limited to a maximum of 5' for the south elevation and 4' tall on the west elevation. The proposal allows the tenant to choose one of two locations on the west façade for their wall sign. Monument signs are not proposed and thus are not included as part of this Master Sign Program.

The property is located on the northeast corner of W Copans Road (NW 24 Street) and NW 17 Lane.

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.

#### 1. Zoning / Existing Uses

A. Subject property (Zoning/ Existing Use):  
I-1 (General Industrial) / Warehouse

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

- 1) North - I-1 (General Industrial) / Warehouse, Industrial businesses
- 2) South - PU (Public Utilities) / Cemetery
- 3) East - I-1 (General Industrial) / Warehouse, Industrial businesses
- 4) West - I-1 (General Industrial) / Warehouse, Industrial businesses

**Staff Conditions:**

The Planning and Zoning Division has reviewed and evaluated the Master Sign Program submitted to the City of Pompano 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:

**Copans 95/Duke Realty, Master Sign Program  
PZ# 20-30000003**

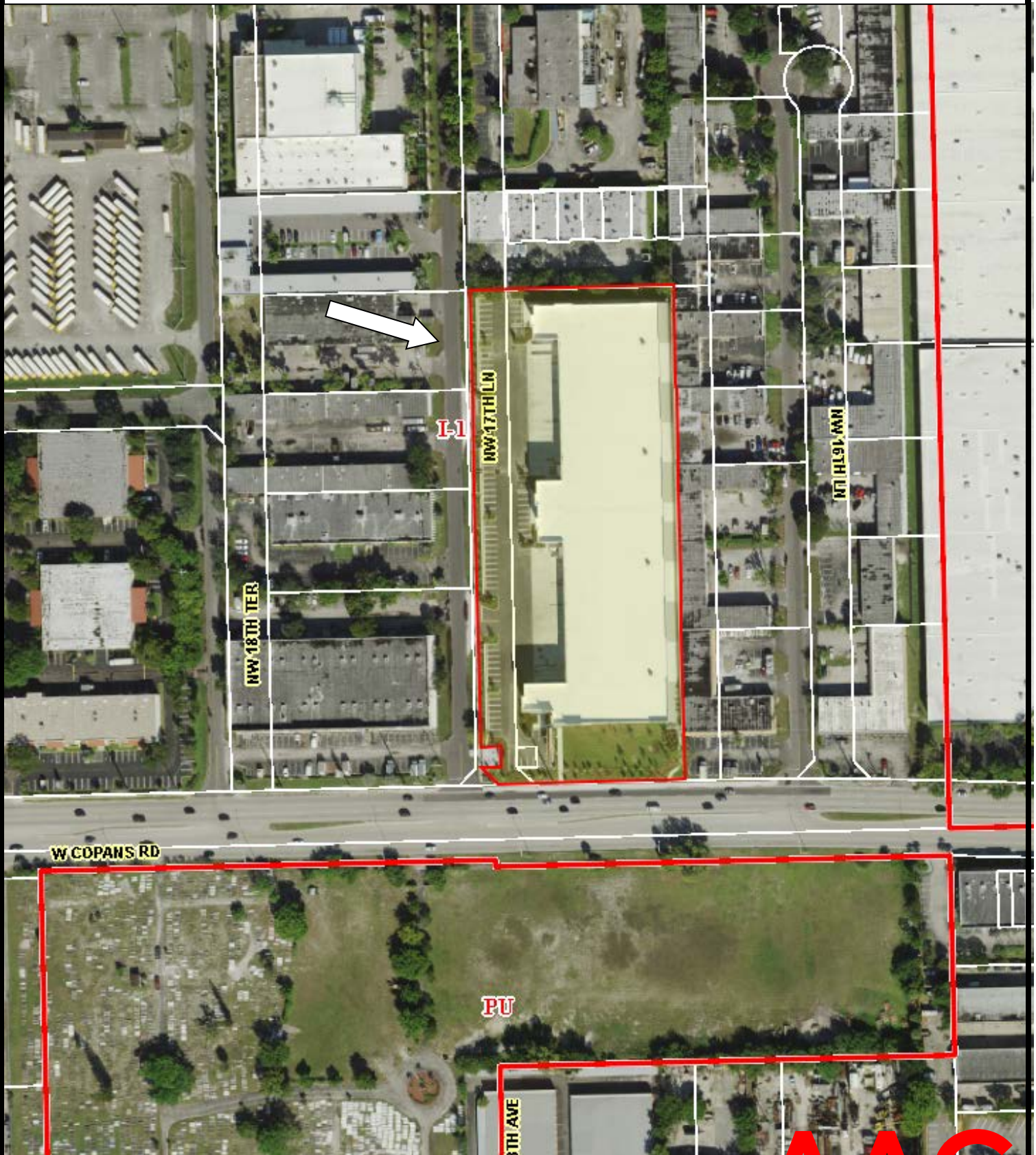
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Reviewer: Lauren Gratzner (954-545-7792)

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.

EXCERPT FROM THE BROWARD COUNTY PROPERTY APPRAISER  
AERIAL MAP



NTS

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**AAC**  
NORTH

P720-30000003

10/6/2020