



Staff Report

File #: LN-612

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: OCTOBER 7, 2024

ENTOURAGE IN THE SUN MONUMENT SIGN

Request: Monument Sign
P&Z# 22-12000011
Owner: Entourage Florida Development, LLC
Project Location: 407 N. Riverside Drive
Folio Number: 484331130060
Land Use Designation: H (High 25-46 DU/AC)
Zoning District: RM-45 (Multi Family Residence-45)
Commission District: 1 (Audrey Fesik)
Agent: Paola West
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

This multi-family development received Building Design approval on March 7, 2023, and proceeded to obtain a building permit. The project is currently under construction, and the developer is proposing a free-standing sign structure (monument sign) at the front of the property. Approval by this Committee is required for sign structures as part of Building Design for the Entourage development, in accordance with the Applicability regulations for Sign Structure Design Standards, Section 155.51002.

The Entourage development was approved with 42 dwelling units on a 40,753-square-foot parcel of land (0.935 acre). The project consists of one 10-story building and a small accessory structure, with a total building footprint of 19,670 square feet (48.27% lot coverage). It will also have a subsurface parking garage, amenities, landscaping, and a new dock.

The property is located on the west side of North Riverside Dr. and north of East Atlantic Blvd.

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): Multi-Family (RM-45) | Existing multi-family, partially vacant

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

AAC

- a. North - Multiple-family Residence 45 (RM-45) | Condominium
- b. South - Multiple-family Residence 45 (RM-45) | Condominium
- c. West - Multiple-family Residence 45 (RM-45) | Condominium
- d. East - Water (W) | Intracoastal Waterway

Staff Conditions:

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

1. A Sign Code Compliance Permit must be obtained prior to sign installation.

CITY OF POMPANO BEACH

AERIAL MAP

