



Staff Report

File #: LN-730

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 1, 2025

POMPANO PLAZA

Request: Master Sign Program
P&Z# 25-30000002
Owner: Pompano Plaza LLC
Project Location: 1401-1405 S Federal Highway
Folio Number: 494201000880
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Joseph Tassone (jtassone@echorealty.com)
Project Planner: Hellena Lahens (954-786-5554 / Hellena.Lahens@copbfl.com)

Summary:

The applicant is requesting approval for a Master Sign Program for an existing multi-tenant commercial development (Pompano Plaza). Pursuant to §155.2416, [Master Sign Program], all multi-tenant mixed-use or multi-tenant nonresidential developments that exceed 5,000 square feet and 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 addresses future changes to the existing Free-Standing/Monument Signs, as well as Tenant Wall and Window signs.

The property is located at the northwest corner of East McNab Road and South Federal Highway.

The proposal outlines signage plans for seven tenants depicting single or dual suite locations. The plan includes an internally illuminated channel letter acrylic face with the tenant logo in Arial, Arial Bold, Proxima Nova, Proxima Nova Bold, or Bebas Neue Bold font style. The monument signs incorporate matching font styles of the wall signs, with a color scheme of black, white, or navy faces with aluminum returns or sides of letters and graphics, and trim caps must be painted to match the letters, or equivalent, with a five-inch (5") depth, unless trademarked.

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

AAC

guidelines.

Zoning | Existing Uses

- A. Subject property (Zoning | Existing Use): B-3 (General Business) | Pompano Plaza (Shopping Center-Neighborhood)
- B. Surrounding Properties (Zoning District | Existing Use):
 - a. North - B-3 (General Business) | Auto Dealership Sales | CF (Community Facilities) Place of Worship
 - b. South - B-3 (General Business)- CVS Pharmacy Drug Store - free standing, not attached | PCD (Planned Commercial/Industrial) Retail, Restaurant, and Self-Storage Facility
 - c. East - B-3 (General Business) | Auto Dealership Sales, Auto Body Paint Shop, Auto Rental
 - d. West - CF (Community Facilities) | Place of Worship

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. 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.
2. In the event of a conflict between the Master Sign Program and the City of Pompano Beach Sign Code, the stricter of the two must prevail.

