

Staff Report

File #: LN-887

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 4, 2026

1115-1299 S FEDERAL HWY MASTER SIGN

Request: Master Sign Program
P&Z# 26-30000007
Owner: POMPANO MZL LLC and POMPANO MZL LLC % TD BANK NA ATTN:
LEASE ADMIN
Project Location: 1115-1299 S Federal Highway
Folio Number: 494201500010 and 494201500020
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 1 (Audrey Fesik)
Agent: Melissa Weatherwax and Denise Williams
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

Summary:

The applicant is seeking approval for a Master Sign Program for the commercial shopping center located at 1115-1299 South Federal Highway.

The Master Sign Program establishes standards for wall signs, under canopy signs, door and window signs, and monument signs. The font type for all sign types is Helvetica Neue LT Pro Bold. For tenant wall signs, letter height for individual letters or logos is either 12 inches or 24 inches, based on one or two lines of copy. Sign faces are white or black perforated vinyl with either black or white aluminum returns and trim, internally illuminated. Under canopy signs are limited to 4.67 square feet with white panels and red letters and borders, double-sided, non-illuminated. For monument signs, tenant panels will be either blue background with white copy or white background with blue copy, with the letter height proportionate to the amount of copy and sized to fit within the panel.

The property is located on the west side of South Federal Highway, north of East McNab Road.

Pursuant to §155.2416 of the Pompano Beach Code of Ordinances, multi-tenant developments exceeding 5,000 square feet and located along designated arterial or collector roads are required to obtain Master Sign Program approval from the Architectural Appearance Committee (AAC) prior to obtaining a Zoning Compliance Permit.

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use):

General Business (B-3) | Pompano Marketplace shopping center.

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

North - Single Family Residential (RS-2) | Single Family homes (across navigable waterway)

South - General Business (B-3) | Car Dealership

East - General Business (B-3), Community Facility (CF) | Various Commercial buildings and businesses, Coleman Church

West - Single Family Residential (RS-2), Community Facility (CF) | Single Family homes (across navigable waterway), McNab Elementary School

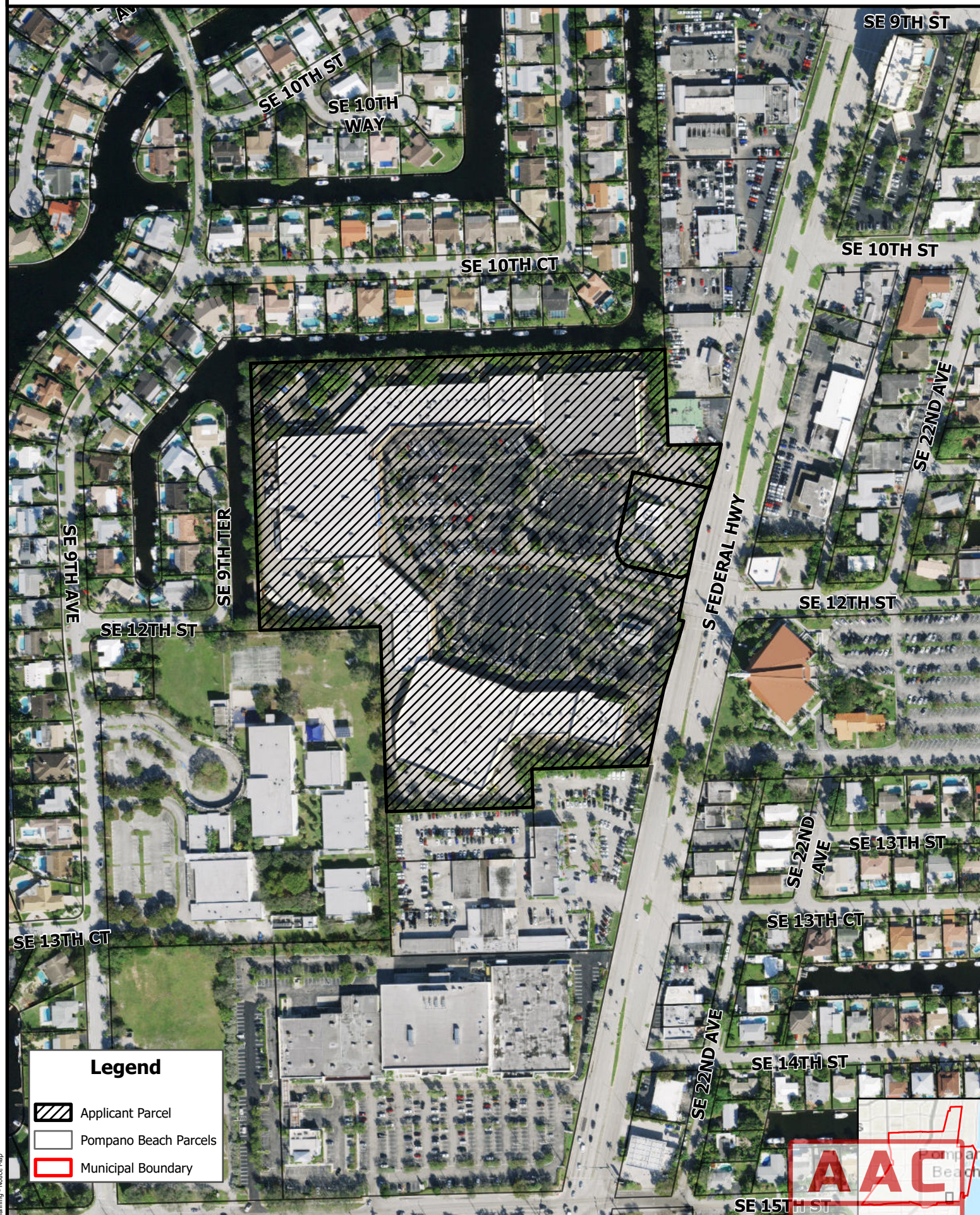
Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Master Sign Program submitted to the City of Pompano Beach to determine its conformity with applicable City Codes and requirements. If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. Provide evidence of a valid trademark registered with the United States Patent and Trademark Office (USPTO) for any sign that deviates from the standards of this Master Sign Program.
2. Monument Sign 1 must be brought into compliance with the requirement for the maximum allowable height of 16 feet, and the requirement to have a pole cover that is at least 50% of the width of the sign face or have a base at least 50% the width of the sign face, or be removed.
3. Landscaping is required around the base of all free-standing signs.
4. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.
5. If an inconsistency or conflict is found between the Master Sign Program and Chapter 156, Sign Code, the more restrictive requirement applies.

CITY OF POMPANO BEACH

AERIAL MAP



Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:3,300

Date Exported:
6/9/2026

1115-1299 S Federal Hwy
POMPANO MZL LLC and
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AAC

PZ26-3000007
08/04/2026

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