



City of Pompano Beach

100 West Atlantic Blvd.
Pompano Beach, FL 33060

Staff Report

File #: LN-232

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 1ST, 2022

AVIARA EAST POMpano BEACH MASTER SIGN PROGRAM

Request: Master Sign Program
P&Z# 22-30000002
Owner: 1621 S Dixie Highway, LLC.
Project Location: 1621 S Dixie Highway
Folio Number: 494211000170, 494211000190,
494211000180
Land Use Designation: M (10-16 DU/AC) / Commercial
Zoning District: B-3 (General Business)
Commission District: 3 (Tom McMahon)
Agent: Paola West (954-529-9417)
Project Planner: Pamela Stanton (954-786-7921 / pamela.stanton@copbfl.com)

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. 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 two free-standing signs and two building signs, commercial tenant building signs and signage for the amenity clubhouse and leasing office. The Aviara East project received approval from the AAC on June 25, 2020 for a mixed-use development with 228 dwelling units and 8,962 square feet of commercial use, with associated landscaping, amenities and parking.

The property is located on the southwest corner of South Dixie Highway and West McNab Road.

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):

General Business (B-3) | Vacant

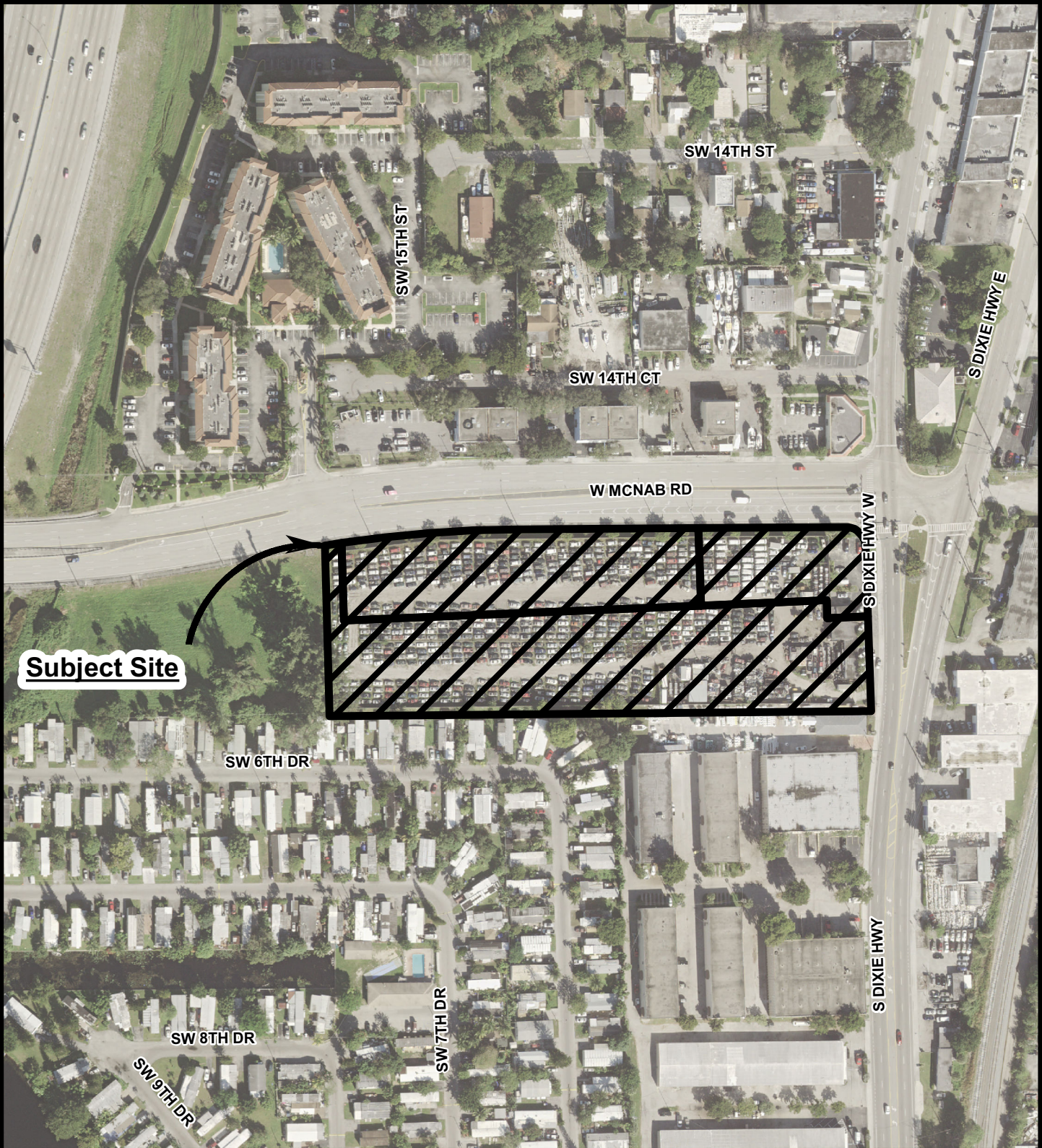
B. Surrounding Properties (Zoning District | Existing Use):

- 1) North - General Business (B-3) | Various Commercial Businesses
- 2) South - Heavy Business (B-4) and MH-12 (Fort Lauderdale) | Storage Tank Sales and Storage;
Mobile Home Park (Fort Lauderdale)
- 3) East - Heavy Business (B-4) | Vacant Commercial Rental Buildings
- 4) West - Heavy Business (B-4) | Vacant

Staff Conditions:

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.

CITY OF POMPANO BEACH AERIAL MAP



Subject Site

1 in = 208 ft