



Staff Report

File #: LN-760

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 5, 2025

2400 NW 36th St (W Sample Road)

Request: Master Sign Program
P&Z# 25-30000003
Owner: Multiple Owners
Project Location: 2400 W Sample Road
Folio Number: 484221AC0360, 484221AC0370, 484221AC0380, 484221AC0390,
484221AC0400, 484221AC0410
Land Use Designation: C (Commercial)
Zoning District: B-3 / PC-I (General Business / Planned Industrial Overlay)
Commission District: 4 (Beverly Perkins)
Agent: Mauro Gil
Project Planner: Saul Umaña (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is seeking approval for a Master Sign Program for the Sample Commons building located at 2400 West Sample Road. Pursuant to §155.2416 of the Pompano Beach Code of Ordinances, multi-tenant developments exceeding 5,000 square feet along designated arterial or collector roads are required to obtain Master Sign Program approval from the Architectural Appearance Committee (AAC) prior to securing a Zoning Compliance Permit.

The Sample Commons building consists of seven suites of slightly varying sizes, with Suite 4 being the largest. Proposed signage will include individual illuminated and non-illuminated channel letters, flush-mounted, in Blue (RGB 0, 37,103) and/or Black.

Tenant signs may include one or two lines of text, with total letter height not exceeding 2 feet for one line and 2.67 feet for two lines. Total sign area is limited to 10% of the tenant's frontage square footage. Permitted fonts include Arial, Helvetica, and Qilagen; however, trademarked or registered custom fonts and logos are also allowed. Non-illuminated signs may be installed on studs measuring 2/16" with a 1 2/4" embed. Illuminated channel letter signs are to be installed using Tapcons ¼" x 1 ¾". Reverse channel letters may be installed using Tapcons ¼" x 3" with 1 ½" spacers. Both illumination options will utilize white LED lighting.

The property is located south of West Sample Road and west of Powerline 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.

AAC

Zoning | Existing Uses

A. Subject property (Zoning | Existing Use):

General Business / Planned Commercial Overlay (B3/PCI) | Offices

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

1) North - City of Deerfield Beach | Gas Station and Commercial Retail Strip

2) South - Office Industrial Park/ Planned Industrial Overlay (O-IP/PCI) | Industrial
Warehouses/Offices

3) East - General Business (B3) | Medical Offices

4) West - General Business (B3) | Vacant Parcel

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. The existing monument sign shall come into compliance with the Sign Code requirements for free-standing signs.
3. The letter sizes indicated on the elevations are to be treated as absolute values, not as ranges.
4. If an inconsistency or conflict is found between the Master Sign Program and Chapter 156, Sign Code, the more restrictive requirement is applicable.

CITY OF POMPANO BEACH

AERIAL MAP



CITY LIMITS

Pompano Beach

W SAMPLE RD

Folio:
484221AC0360
Area: 0.02 Acres

Folio: 484221AC0410
Area: 0.03 Acres

Folio:
484221AC0370
Area: 0.03 Acres

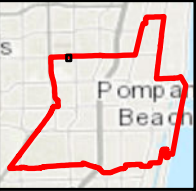
Folio: 484221AC0400
Area: 0.03 Acres

Folio: 484221AC0380
Area: 0.03 Acres

Folio: 484221AC0390
Area: 0.06 Acres

Legend

- Pompano Beach City Limits
- Applicant Parcel



Scale:
1:1,400

Multiple Owners
2400 W Sample Road (NW 36th Street)

AAC

PZ25-30000003
Department of
Development Services

