



# City of Pompano Beach

100 West Atlantic Blvd.  
Pompano Beach, FL 33060

## Staff Report

**File #:** LN-292

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 7, 2022

### 401 N FEDERAL HIGHWAY - MASTER SIGN PROGRAM

**Request:** Master Sign Program  
**P&Z#** 22-30000003  
**Owner:** 401 Federal Investments LLC  
**Project Location:** 401 N. Federal Highway  
**Folio Number:** 484236000450  
**Land Use Designation:** ETOC (East Transit Oriented Corridor)  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 1 (Andrea McGee)  
**Agent:** Glen Welden (864-353-8026)  
**Project Planner:** Lauren Gratzer (954-545-7792 / [lauren.gratzer@copbfl.com](mailto:lauren.gratzer@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 for the shopping plaza located at 401-435 North Federal Highway. 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 wall signs on the building façade and window signs on tenant entrance doors. The renderings and elevations included in this proposal are based on facade renovations that are under construction at this time. Each wall sign will consist of channel letters painted either the individual business corporate branded colors or the default color for the plaza, which is white. The maximum letter height is limited to 24 inches, pursuant to § 156.08.A.2.b [Overlay Districts], and the total square footage is limited pursuant to the size of each bay, outlined in the Master Sign Program elevations. There are two alternative sign locations above the building awnings, shown on the elevations. This is in order to provide sign location options for the tenants in the interior of the plaza. The property has an existing legally nonconforming monument sign that is included in this Master Sign Program. However, no changes are proposed for this monument sign and the plans include a note stating that the sign will come into full compliance pursuant to

the standards of the Code if any changes are proposed to the sign in the future.

The property is located on the northwest corner of N Federal Highway and NE 4<sup>th</sup> Street.

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):

TO-EOD (Transit Oriented within the East Overlay District) | Commercial shopping plaza

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

- 1) North - TO-EOD (Transit Oriented within the East Overlay District) | Vacant commercial building
- 2) South - TO-EOD (Transit Oriented within the East Overlay District) | Gas station & residential apartments
- 3) East - TO-EOD (Transit Oriented within the East Overlay District) | Bank building
- 4) West - TO-EOD (Transit Oriented within the East Overlay District) | Private parking lot

**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 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.





PREPARED BY:  
DEPARTMENT OF  
DEVELOPMENT SERVICES

PZ22-30000003  
6/7/2022