



Staff Report

File #: LN-786

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: NOVEMBER 4, 2025

1303 SW 1ST CT

Request: Master Sign Program
P&Z# 25-30000006
Owner: 1303 SW 1st CT LLC
Project Location: 1303 SW 1st CT LLC
Folio Number: 494203130020
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 5 (Darlene Smith)
Agent: Sue Risley
Project Planner: Saul Umana (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is requesting approval of a Master Sign Program for signage in an existing commercial development. The Master Sign Program proposes future changes to the existing free-standing/monument sign and tenant wall signs.

Proposed wall signs may consist of individual, internally illuminated, front-lit channel letters with 1/8"-3/16" acrylic faces, or acrylic dimensional letters 3/8"-1/2" deep, both flush-mounted to the tenant's façade. All signs are required to be centered vertically and horizontally on the designated sign band above each leased premise, as shown on the architectural elevations. The applicant has submitted two location scenarios for the wall signs, dependent on tenant buildout configuration. The elevations shown on Sheet "011-07 Elevation" reflect the current lease spaces of the long-term tenants and illustrate the placement of the two pending signs according to their existing lease areas. However, should the tenants vacate and the property owner revert to leasing one bay per tenant, the applicant has provided an alternate scenario plan shown on Sheet "017-010.3 Proposed Signage," identifying a centered wall sign location for each bay. This approach allows for future flexibility without requiring an amendment to the Master Sign Plan.

Tenants may use one or two lines of text, with a maximum overall sign height of 40 inches. The total sign area shall not exceed 10% of the tenant's building frontage, up to a maximum of 200 square feet. Acceptable font styles include straight or italic variations of Arial Bold, Times New Roman, Candara Bold, Azo Sans Bold, Bank Gothic, or comparable typefaces. Sign face colors must match the approved palette of white, black, red (PMS 485C), green (PMS 354C), navy blue (PMS 294C), or day/night film. Letter returns are to be black. Rear door identification signs are required for each tenant, consisting of black vinyl lettering not exceeding four inches in height. Building address numbers will be provided as part of the base building design.



The existing pylon sign will be brought into compliance by replacing it with a new free-standing sign with a maximum height of 16 feet, and landscaping elements will be added to the base. The applicant has provided a landscaping plan around the base comprised of green island ficus with the address of the building on the top of the monument. Proposed sign shall be constructed of durable materials, either high-density solid-core foam or aluminum frame with suitable cladding, to ensure long-term structural integrity and aesthetic quality.

The property is located at the intersection of W. Atlantic Boulevard and South Andrews Avenue.

Staff Conditions:

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.

Pursuant to Section 155.2205, Code of Ordinances, the Architectural Appearance Committee may require such changes in plans and specifications as it deems necessary 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):

General Industrial (I-1) | Commercial Development

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

- 1) North - General Industrial (I-1) | Wawa Gas Station
- 2) South - General Industrial (I-1) | Warehouse, Storage and Distribution
- 3) East - General Industrial (I-1) | Vacant
- 4) West - General Industrial (I-1) | Commercial Development

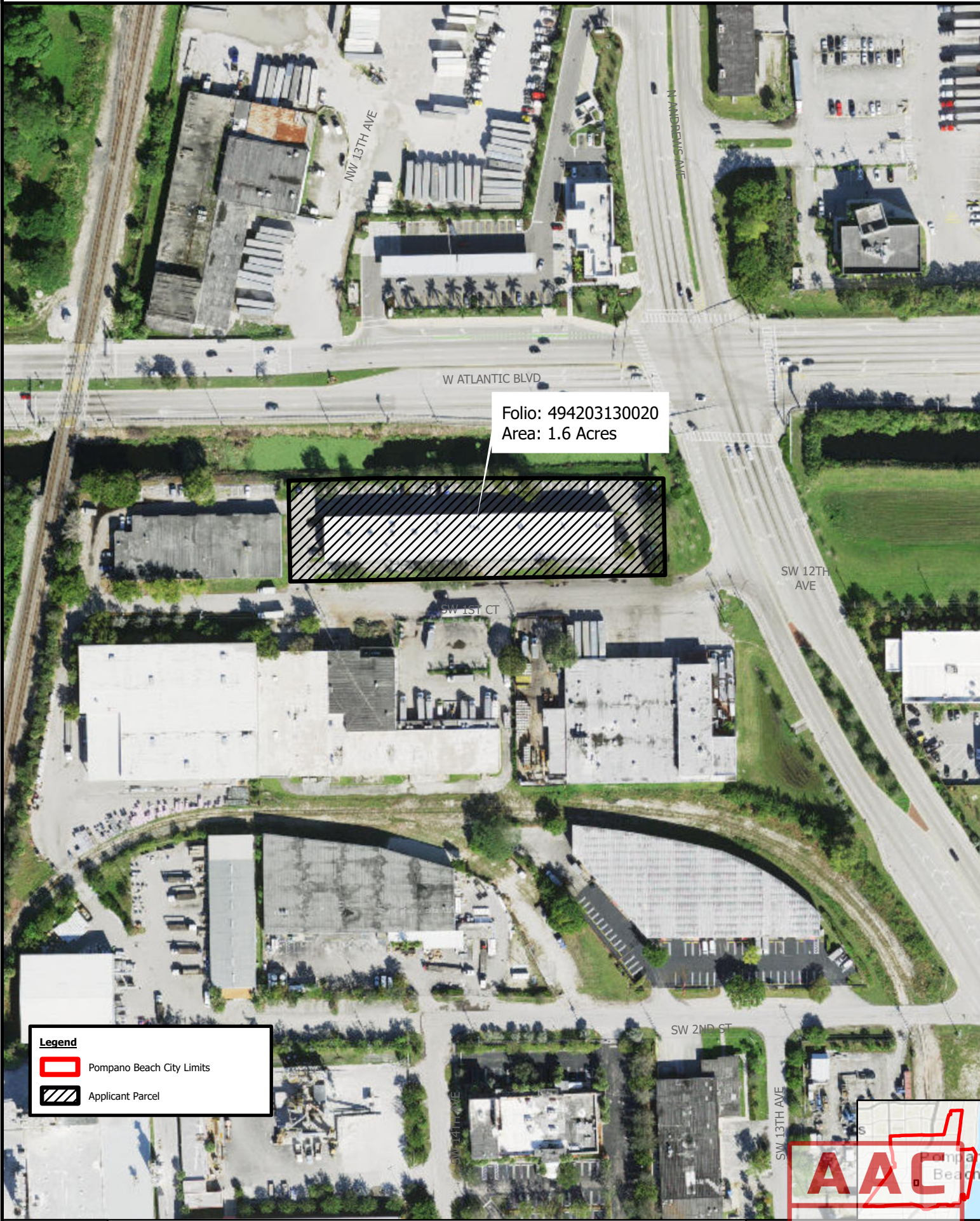
Staff Conditions:

If approved by the Architectural Appearance Committee, staff recommends including the following conditions:

1. A sign Code Compliance Permit must be approved before or concurrently with a building permit for each sign.
2. The proposed sign examples depicted in the submittal must obtain a building permit and will be considered approved and compliant once a Sign Code Compliance Permit is approved by Zoning.
3. If a conflict arises between the Master Sign Program and Chapter 156, Sign Code, the more stringent or restrictive regulation applies.
4. The existing free-standing sign was previously approved under Permit No. 84-9897; however, to receive approval for any changes to signs of the property, the legal nonconforming sign must be brought into compliance with current standards as shown and approved by the Master Sign Program.
5. The free-standing sign materials shall be compatible with the architecture and facade materials of the principal structure(s) so that the sign structure appears as an integral component to the overall development's architecture and design.

CITY OF POMPANO BEACH

AERIAL MAP



Legend



Pompano Beach City Limits



Applicant Parcel

Scale:
1:2,000

1303 SW 1ST CT LLC
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