

PROJECT NARRATIVE

THIS MASTER SIGN PROGRAM IS BEING ESTABLISHED TO BRING THE PROPERTY LOCATED AT 1301 SW 1ST COURT INTO COMPLIANCE WITH THE CITY OF POMPANO BEACH ORDINANCE 155.2416, AND TO PROVIDE CLEAR AND CONSISTENT STANDARDS FOR SIGNAGE WITHIN THE DEVELOPMENT. ITS PURPOSE IS TO ENSURE THAT TENANT SIGNAGE COMMUNICATES EFFECTIVELY TO CUSTOMERS IN A PROFESSIONAL AND AESTHETICALLY PLEASING MANNER WHILE REMAINING COMPLIANT WITH ALL APPLICABLE REGULATIONS.

THE PROGRAM SETS FORTH THE LANDLORD’S SIGN CRITERIA WITHIN THE FRAMEWORK OF LOCAL, STATE AND FEDERAL ORDINANCES. IT IS NOT INTENDED TO CREATE RIGID GUIDELINES BUT TO ALLOW TENANTS REASONABLE FLEXIBILITY IN SELECTING COLORS, FONTS AND STYLES THAT REFLECT THEIR UNIQUE IDENTITY AND SENSE OF PLACE.

ANY PROPOSED MODIFICATIONS TO THE APPROVED MASTER SIGN PROGRAM ARE SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECTURAL APPEARANCE COMMITTEE (AAC). NOTHING IN THIS DOCUMENT SHALL BE INTERPRETED AS OVERRIDING ANY GOVERNMENTAL REQUIREMENTS.

- TENANTS ARE RESPONSIBLE FOR:
- OBTAINING LANDLORD’S APPROVAL OF ANY SIGNAGE
 - ENSURING ALL PROPOSED SIGNAGE MEETS THE REQUIREMENTS OF THE MASTER SIGN PLAN AND APPLICABLE ORDINANCES.
 - SECURING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LANDLORD APPROVAL OF SIGNAGE SHALL NOT CONSTITUTE OR IMPLY RESPONSIBILITY FOR THE ACCURACY OF TENANT PLANS OR COMPLIANCE WITH BUILDING, SIGNAGE, OR OTHER REGULATORY CODES. TENANTS ASSUME SOLE RESPONSIBILITY FOR THEIR SIGNAGE DESIGN, PERMITTING AND INSTALLATION.

PROPERTY SPECIFIC CRITERIA

THIS EXHIBIT OUTLINES THE TENANT SIGN CRITERIA FOR THE COMMERCIAL SPACES AT 1301 SW 1ST COURT, LOCATED AT THE SOUTHWEST CORNER OF W. ATLANTIC BOULEVARD (SR 814) AND S. ANDREWS AVENUE (CR 811A) IN POMPANO BEACH, FL 33062.

THE PROPERTY IS COMPRISED OF 13 BAYS, EACH CONTAINING AN INTERIOR STAIRCASE, MEZZANINE, AND REAR SERVICE ENTRANCE. BAYS MAY BE COMBINED TO INCREASE TENANT SQUARE FOOTAGE; HOWEVER, SUBDIVISION OF BAYS IS PROHIBITED. EACH BAY PROVIDES APPROXIMATELY 30 LINEAR FEET OF FRONTAGE.

THE BUILDING IS SET BACK 69 FEET FROM THE EAST PROPERTY LINE ALONG N. ANDREWS AVENUE AND 55 FEET FROM THE NORTH PROPERTY LINE FACING ATLANTIC BOULEVARD. WITH THE PROPERTY PARALLELING THE POMPANO CANAL AND RIGHT-OF-WAY, THE TOTAL VIEWING DISTANCE IS APPROXIMATELY 145–160 FEET.

DUE TO THIS VIEWING DISTANCE, AND THE PRESENCE OF MATURE TREES THAT FURTHER RESTRICT VISIBILITY, TENANT SIGNAGE MUST BE DESIGNED FOR READABILITY FROM A DISTANCE OF 150 FEET. TO ACHIEVE THIS:

- THE MAXIMUM LETTER HEIGHT IS TO BE 40 INCHES.
- THE COLORS WILL BE HIGH-CONTRAST COMBINATIONS.

ALL TENANT SIGNAGE MUST BE INSTALLED ON THE UPPER WALL SECTION ONLY, AND SHALL NOT EXCEED THE MAXIMUM ALLOWED SIGN AREA OF 200 SQUARE FEET IN ACCORDANCE WITH CITY OF POMPANO BEACH CODE OF ORDINANCES §156.03, SIGN AREA(1)(B).

