

March 31st, 2025

Attention City of Pompano Beach
Building and Development Department

Re: Master Sign Plan Application for Palm Plaza
1400-1450 S Powerline Road
Pompano Beach Florida 33062

To whom it may concern

Please allow this letter to serve as authorization for Glen Welden, Glen Welden & Associates, LLC, to represent our interest in obtaining approval of the Master Sign Plan for the Palm Plaza shopping center property located at 1400-1450 S Powerline Road, Pompano Beach Florida.

Legal Description of Property:

POWERLINE MC NAB COMMERCIAL 123-41 B TRACT A, TOG WITH POR OF 50' R/WFOR POWERLINE RD DEDICATED
BY SAID PLAT DESC AS: BEG AT SW COR OF TR A, WLY 28.02, N 445.79, E 28, S 446.72 TO POB

Thank you

Daniel Marzano
Registered Agent
Pompano Beach Plaza DK LLC

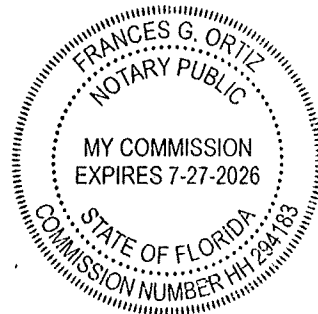
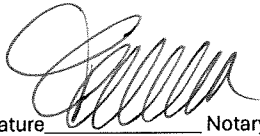


Signature
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 1 day of APRIL 2025

205 By DANIEL MARZANO who is personally known to me () or has provided the following identification _____

Notary Public Signature _____ Notary Public Stamp Here



AAC

PZ24-30000006



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

100 W. Atlantic Blvd Pompano Beach, FL 33060
Phone: 954.786.4679 Fax: 954.786.4666

AAC Sign Application

Master Sign Program

DEADLINE: Initial paper submission and fee must be received by 5:00 PM on the day of the deadline. *Electronic file submission must be uploaded into the ePlan system within 24 hours of this deadline.* Refer to the "Meeting Schedules and Deadlines" document provided on the City's website for submission deadlines. **To ensure quality submittal, this project will only be added to the AAC Agenda when a complete submission has been uploaded into the ePlan system. If a complete submission is not uploaded by the deadline, the application will be rejected via email.**

Application Review Process:

Application Type	Step 1	Step 2	Step 3
AAC Sign Application	Pre-Application Meeting with a Planner	AAC Review	Development Order from the AAC

After receipt of Architectural Appearance Committee approval, the applicant may apply for building permits. A separate permit is required for each individual sign.

APPLICATION SUBMISSION PROCESS: Upon reception of the **PAPER SUBMISSION** (see below) at the Zoning Inquires counter, an email will be sent to the agent with a link to ePlan where all project drawings and documents listed in the **DIGITAL SUBMISSION** section (see below) shall be uploaded.

PAPER SUBMISSION: The following paper documents are to be submitted to the Planning & Zoning Department:

PAPER	<input type="checkbox"/> One (1) completed application with original signatures. (pg. 2)
	<input type="checkbox"/> Agent authorization letter (if applicable)

DIGITAL SUBMISSION: The following digital documents are to be uploaded directly to Electronic Plan Review (ePlan):

ePLAN	<input type="checkbox"/> Current survey showing all existing conditions of the site, including easement and the survey date.
	<input type="checkbox"/> Narrative with project specifics including a full description of the proposed sign program (PDF).
	<input type="checkbox"/> Legal Description (Digital copy in WORD).
	<input type="checkbox"/> Digital Plans* (see below).

***SIGN PACKAGE:** Must include the following:

<input type="checkbox"/>	Renderings of the existing façade in color.
<input type="checkbox"/>	Dimensions of the Façade and proposed sign.
<input type="checkbox"/>	Sign drawings in color.
<input type="checkbox"/>	Construction details, including a section of the sign & method of attachment.
<input type="checkbox"/>	Material and color callouts on the plans. Include manufacturer, name, and product number.

Material and color samples must be submitted before the meeting for staff review.



City of Pompano Beach
Department of Development Services
Planning & Zoning Division

P&Z#: _____

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AAC Sign Application

Master Sign Program

Street Address: 1400-1450 South Powerline Road Pompano Beach Florida 33069	Folio Number: 494203200010	Zoning District B-3 General Business (11-05)
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Project Data

Project Name:	Palm Plaza
Applicant's Request:	Master Sign Plan Application for Palm Plaza (Excludes out-parcel)

Related Case Number(s) (ex: Site Plan, Building Permit):
N/A

Owner's Representative or Agent	Landowner (Owner of Record)
Business Name (if applicable): Glen Welden & Associates, LLC	Business Name (if applicable): Pompano Beach Plaza DK LLC
Print Name and Title: Glen Welden, President	Print Name and Title: Daniel Marzano Registered Agent
Signature: 	Signature: 
Date: 03/31/24	Date: 03/31/24
Street Address: 3200 N Federal Highway Suite 206-09	Street Address: 14261 Commerce Way Suite 205 Miami Lakes 33016
Mailing Address City/ State/ Zip: Boca Raton Florida 33431	M (Property Landowner's Mailing Address City/ State/ Zip) Mailing Address: 401 East Los Olas Blvd Suite 430-689 Fort Lauderdale 33301
Phone Number: 864-353-8026	Phone Number: 305-817-2170
Email: gwadesign@gmail.com	Email: dmarzano@cmpalaw.com
Email of ePlan agent (if different):	

AAC