



Staff Report

File #: LN-708

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: MARCH 3, 2026

PROLOGIS COPANS BUSINESS PARK

Request: Master Sign Program
P&Z# 25-30000001
Owner: Duke Copans Business Park 1-2 LLC
Project Location: 1501 NW 24 Street
Folio Number: 484222200014
Land Use Designation: I (Industrial)
Zoning District: O-IP (Office Industrial Park)
Commission District: 4 (Beverly Perkins)
Agent: Madison Hendrick
Project Planner: Patricia Chasko (954-545-7778 / Patricia.Chasko@copbfl.com)

Summary:

The applicant is requesting approval of a Master Sign Program for an existing commercial multi-building development. The proposal contains future changes to existing free-standing/monument signs, tenant wall signs and window signs. The site is composed of two adjacent properties, which are owned by the same entity.

The properties included in this Master Sign Program are located on the north side of West Copans Rd, south of Park Central Blvd, west of North Andrews Ave.

Pursuant to §155.2416, [Master Sign Program], all multi-tenant mixed-use or multi-tenant nonresidential developments that exceed 5,000 square feet and that 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.

Zoning / Existing Uses

A. Subject property (Zoning | Existing Use):

- 1501 NW 24 ST: Office Industrial Park (O-IP) | Wholesale, Distributor.
- 1551 NW 24 ST: Office Industrial Park (O-IP) | Wholesale, Distributor, Import/Export, Storage Warehouse.

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



- 1) North - Office Industrial Park (O-IP) | Wholesale, Storage Warehouse
- 2) South - General Industrial (I-1) | Wholesale, Retail, Auto Dealer, Auto Repair, Office
- 3) East - General Business/Heavy Business (B-3/B-4) | Wholesale, Showroom, Deli, Contractor's Office
- 4) West - General Industrial (I-1) | Contractor's Office, Lawn Maintenance

Staff Conditions:

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

1. Verify the trademarked color of the Beacon tenant logo and revise the Master Sign Program accordingly.
2. Provide a current survey of both parcels at the time of permitting.
3. A Declaration in lieu of Unity of Title will be required at the time of permitting, as the subject properties are on separate parcels but unified in one Master Sign Program.
4. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.
5. In the event of a conflict between the Master Sign Program and the City of Pompano Beach Sign Code, the stricter of the two will govern.



CITY OF POMPANO BEACH

AERIAL MAP



Folio: 484222200014
Area: 5.34 Acres

Legend

-  Pompano Beach City Limits
-  Applicant Parcel

Scale:
1:2,957

DUKE COPANS BUSINESS PARK 1-2 LLC
1501 NW 24th Street

Created by:
Department of
Development Services

