



Staff Report

File #: LN-761

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 5, 2025

HIBISCUS PLAZA

Request: Master Sign Program
P&Z# 25-30000005
Owner: Hibiscus Plaza LLC
Project Location: 2301-2313 N Federal Hwy
Folio Number: 484330290010
Land Use Designation: C (Commercial)
Zoning District: B-3 (General Business)
Commission District: 2 (Rhonda Sigerson-Eaton)
Agent: Glen Welden
Project Planner: Jonathan Cady (jonathan.cady@copbfl.com / 954-786-5578)

Summary:

The applicant requests approval of a Master Sign Program for signage in an existing commercial development. The Master Sign Program proposes future changes to existing Free-Standing/Monument Signs, Tenant Wall signs, and Tenant Window/Door signs.

Proposed signs will consist of individual internally illuminated channel manufactured lettering, 4 1/2" deep, flush mounted onto the designated tenant facade area. All tenant panels must be manufactured from 3/16" thick impact resistant translucent #7328 white modified acrylic with translucent graphics applied first surface. Color themes shall include solid translucent acrylic faces or translucent vinyl applications onto #2447 Milk White acrylic faces. Tenants with a corporate branded/regional marketing/national letter/logo/font style shall use their chosen color theme for their tenant faces, subject to landlord approval, for logo, logo color, letter style, letter style color. Signs can have one or two lines of text, with sizes to match the variations exactly as depicted on the elevations. Logos must be allowed and may not exceed 1.5 times the height of the largest capital channel letter. Primary/Anchor Tenants on non-extended architectural feature elements must follow the square footage allowances and placement standards per the examples depicted in this Master Sign Plan in accordance with the City of Pompano Beach Sign Code. Should a tenant not have a selected font style, the designated (default) font is Arial Bold in either all capital or capital and lower case and combinations thereof.

The property is located at the intersection of Copans Road and North Federal Highway.

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

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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 Business (B-3) | Shopping Center, Restaurant
- B. Surrounding Properties (Zoning District | Existing Use):
 - 1) North - General Business (B-3) | Shopping Center, Outparcels: Restaurant
 - 2) South - General Business/Planned Commercial/Industrial (B-3/PCD) | Shopping Center, Outparcels: Restaurant, Retail, Bank, Urgent Care
 - 3) East - General Business (B-3) | Restaurant, Bank
 - 4) West - General Business (B-3) | Shopping Center

Staff Conditions:

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

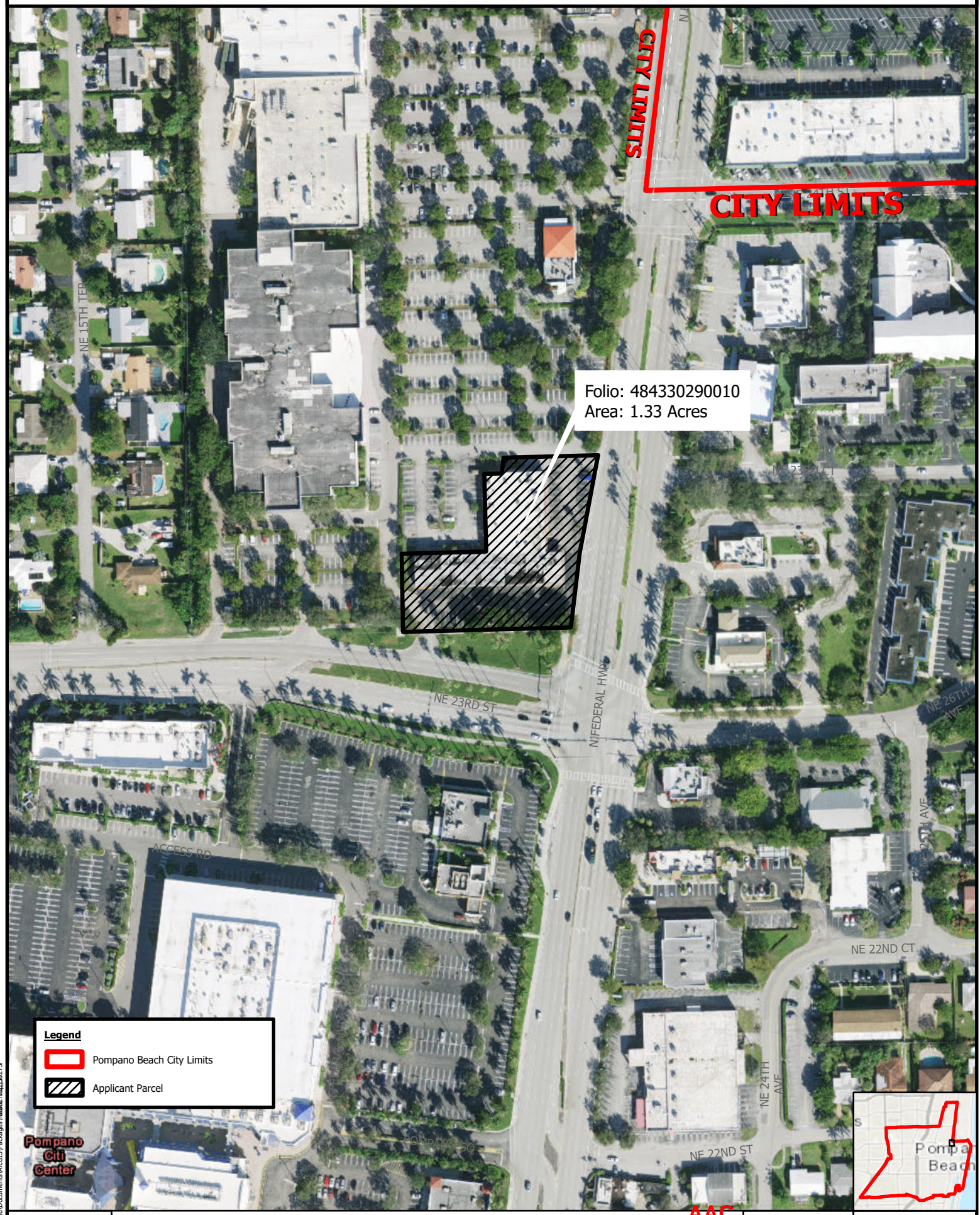
- 1. A sign Code Compliance Permit must be approved before or concurrently with a building permit for each sign.
- 2. If a conflict appears between the Master Sign Program and Chapter 156, Sign Code, the more stringent or restrictive regulation applies.
- 3. Update the L-1 Location Pylon Plan. Sign #5 cannot be included in the Master Sign Program as it is not within the site's property boundaries. Update plans and documents to ensure that Sign #5 is not included anywhere within this submission.
- 4. Please provide evidence of a previous approval for Sign #1 as shown on the L-1 Location Pylon Plan. If evidence of a completed permit cannot be located, the applicant must choose whether to remove one of the signs to have no more than three signs as permitted and in compliance, or remove the sign for which an approved permit cannot be found. If the applicant removes the sign, the site must be brought into compliance with Section 156.07(A)(1), where properties with a linear feet of street frontage of 401 feet or greater are permitted one sign per 200 lineal feet of frontage or major fraction thereof. Signs must be separated by at least 10 feet. A maximum of 48 square feet of sign area per property, with 48 square feet of sign area plus one square foot for each two linear feet above 100 feet of frontage. However, in no case shall the sign area be greater than 100 square feet and a maximum height of 16 feet. The subject site is permitted a maximum of three signs, which must be brought into compliance with the applicable regulations of the sign code.
- 5. Signs #2, #3, and #4 were previously approved under existing permits; however, in order to receive approval for any changes to these signs, these legal nonconforming signs must be brought into compliance with current Free-Standing Sign standards. Specifically, the height must be reduced to a

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maximum of 16 feet. Additionally, any free-standing signs that are pole-mounted must be retrofitted with a pole cover that is at least 50% of the width of the sign face when requesting a permit for a face change. New freestanding signs are also required to have a base that is at least 50% of the width of the sign face.

6. Landscaping elements shall be provided around the base of all free-standing signs. None of the following requirements shall create any non-conformities on the site. Landscape requirements are as follows:
 - (a) Free-standing signs shall provide landscaping around the base of the sign. The landscaping shall consist of native vegetation and an irrigation plan. The dimensions of the landscaping shall extend at least three feet in all directions from the base of the sign. The landscaping's location shall not obscure the address of the building listed on the sign, as required in subsection (5) below.
 - (b) Free-standing signs are not to be located in required tree planting areas.
 - (c) If these requirements will make the required parking area smaller, the landscaping area shall be reduced as necessary to incorporate the parking requirements.
7. Free-standing signs shall not encroach into sight visibility triangles. When the subject property abuts the intersection of two or more public rights-of-way, a sight visibility triangle shall be provided. The sight visibility triangle shall provide unobstructed cross-visibility for vehicular, pedestrian, and bicycle traffic at a level between three feet and six feet measured from grade level.

CITY OF POMPANO BEACH
AERIAL MAP



Legend

- Pompano Beach City Limits
- Applicant Parcel

Pompano
City
Center

Scale:
1:2,297

Date: 10/11/2022 3:04 PM

HIBISCUS PLAZA LLC
2301-2313 N Federal Hwy

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PZ25-30000005
Department of
Development Services

