

Staff Report

File #: LN-606

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 2, 2024

PROLOGIS PARK CENTRAL

Request: Master Sign Program
P&Z# 24-30000003
Owner: Duke PCB 8, 9,14,15&33 LLC % Prologis, LP
Project Location: Multiple locations (see backup material)
Folio Number: Multiple folios (see backup material)
Land Use Designation: C (Commercial)
Zoning District: I-1 (General Industrial) / OIP (Office Industrial Park)
Commission District: 4 (Beverly Perkins)
Agent: Kandyn Leach (865-924-3216 / kleach@agi.net)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting approval of a Master Sign Program for signage for an existing multi-building development with 10 buildings. The Master Sign Program proposes Tenant Directory Ground Signs, Monument Signs, Address Logo Numbers, Directional Signs, and Tenant Wall signs. This is a resubmittal with revisions in accordance with the requests from the AAC at the June 4, 2024 meeting.

The property is located on the west side of North Andrews Avenue Extension, between Park Central Boulevard and NW 33 Street.

Pursuant to §155.2416, [Master Sign Program], all multi-tenant mixed-use or multi-tenant nonresidential developments which exceed 5,000 square feet and which 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, in its judgment may be requisite 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 and Office Industrial Park (I-1 and OIP) | Warehouse, Distribution, Various Light

industrial uses

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

- 1) North - General Industrial, Office Industrial Park, Residential Multi-family 12 (OIP, I-1, RM-12| Distribution and Warehouse, Office and Industrial Park, Townhouse development (north side of NW 33 St)
- 2) South - General Industrial, Office Industrial Park (I-1, OIP) | Warehouse, Distribution, Office Industrial Park
- 3) East - General Industrial, Planned Commercial/Industrial (I-1, PCD) | Warehouse, Distribution, Office Industrial Park
- 4) West - General Industrial, Office Industrial Park, Public Utilities (I-1, OIP, PU) | Warehouse, Distribution, Waste Transfer Station

Staff Conditions:

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

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.