

Staff Report

File #: LN-723

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: AUGUST 4, 2026

1800 N POWERLINE ROAD MASTER SIGN

Request: Master Sign Program
P&Z# 26-30000005
Owner: 1800 N POWERLINE INC
Project Location: 1800 N Powerline Road
Folio Number: 484227180010
Land Use Designation: I (Industrial)
Zoning District: I-1 (General Industrial)
Commission District: 4 (Beverly Perkins)
Agent: Michael Silveri
Project Planner: Pamela Stanton (pamela.stanton@copbfl.com / 954-786-5561)

Summary:

The applicant is seeking approval for a Master Sign Program for the commercial/light industrial building located at 1800 North Powerline Road. The project was previously reviewed at the July 7, 2026 AAC meeting and was required to be revised to include font types, and letter sizes and colors for signs.

The building consists of sixteen tenant bays fronting North Powerline Road with a uniform 4-foot sign band above each storefront entrance. The Master Sign Program establishes standards for wall signs and window signs, including sign area, placement, illumination, projection, raceways, and permitted awning signage. Wall signs will be panel signs located on the sign band, and are generally limited to one sign per tenant frontage, with sign area restricted to the lesser of 10 percent of the tenant façade area or 75 percent of the sign band area.

The font types are Helvetica Bold or Arial Bold. Letters may be all capital, or upper and lower case, with the first letter capitalized. Signs may have one or two lines of text. Single-line tenant signs may be 15" or 24" in letter height. Two-line tenant signs must be 15" in letter height. Letter faces must be one of two colors: black or red.

The property is located east of North Powerline Road and north of NW 18 Street.

Pursuant to §155.2416 of the Pompano Beach Code of Ordinances, multi-tenant developments exceeding 5,000 square feet and located along designated arterial or collector roads are required to obtain Master Sign Program approval from the Architectural Appearance Committee (AAC) prior to obtaining a Zoning Compliance Permit.



Zoning | Existing Uses

A. Subject property (Zoning | Existing Use):

General Industrial (I-1) | Commercial/Light Industrial shopping center.

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

North - General Industrial (I-1) | Cement Factory

South - General Industrial (I-1) | Commercial/Light Industrial shopping center.

East - General Industrial (I-1) | Warehouses, Storage, Distribution

West - General Industrial (I-1) | Warehouses, Storage, Distribution

Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Master Sign Program submitted to the City of Pompano Beach to determine its conformity with applicable City Codes and requirements. 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.
2. The existing monument sign must come into compliance with the Sign Code requirements for free-standing signs, which include landscaping at the base.
3. If an inconsistency or conflict is found between the Master Sign Program and Chapter 156, Sign Code, the more restrictive requirement applies.

