



Staff Report

File #: LN-608

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

ATLANTIC BUSINESS CENTER

Request: Master Sign Program
P&Z# 24-30000004
Owner: Duke Atlantic Business Ctr 2-9 LLC %Prologis, LP
Project Location: 2002-2030 W Atlantic Blvd; 1902-1930 W Atlantic Blvd; 1702-1746 W Atlantic Blvd; 1857-1893 SW 3 St; 2103-2131 SW 3 St; 2203-2223 SW 3 St.
Folio Number: 494203270022, 494203270023, 494203270040, 494203270050, 494203270100, 494203270090
Land Use Designation: C (Commercial)
Zoning District: I-1 (General Industrial) / PCI (Planned Commercial Infill)
Commission District: 5 (Barry Moss)
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 an amended Master Sign Program for an existing multi-building development with 12 buildings. The amended Master Sign Program includes Tenant Monument Signs, Leasing Signs, Directional Signs, Retail Monument Signs, Tenant Wall Signs, and Address Logo Panels. The Main Monument Sign is proposed to be updated and the Address Logo Panels are new to the package. The Master Sign Program was originally approved on April 11, 2013 and revised on December 12, 2013 to allow flexibility for tenant wall signs.

The property is located on the south side of West Atlantic Boulevard, between Park Central Boulevard, between I-95 and Powerline Road.

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/Planned Development (I-1/PC-I) | Warehouse, Distribution, Various light industrial uses

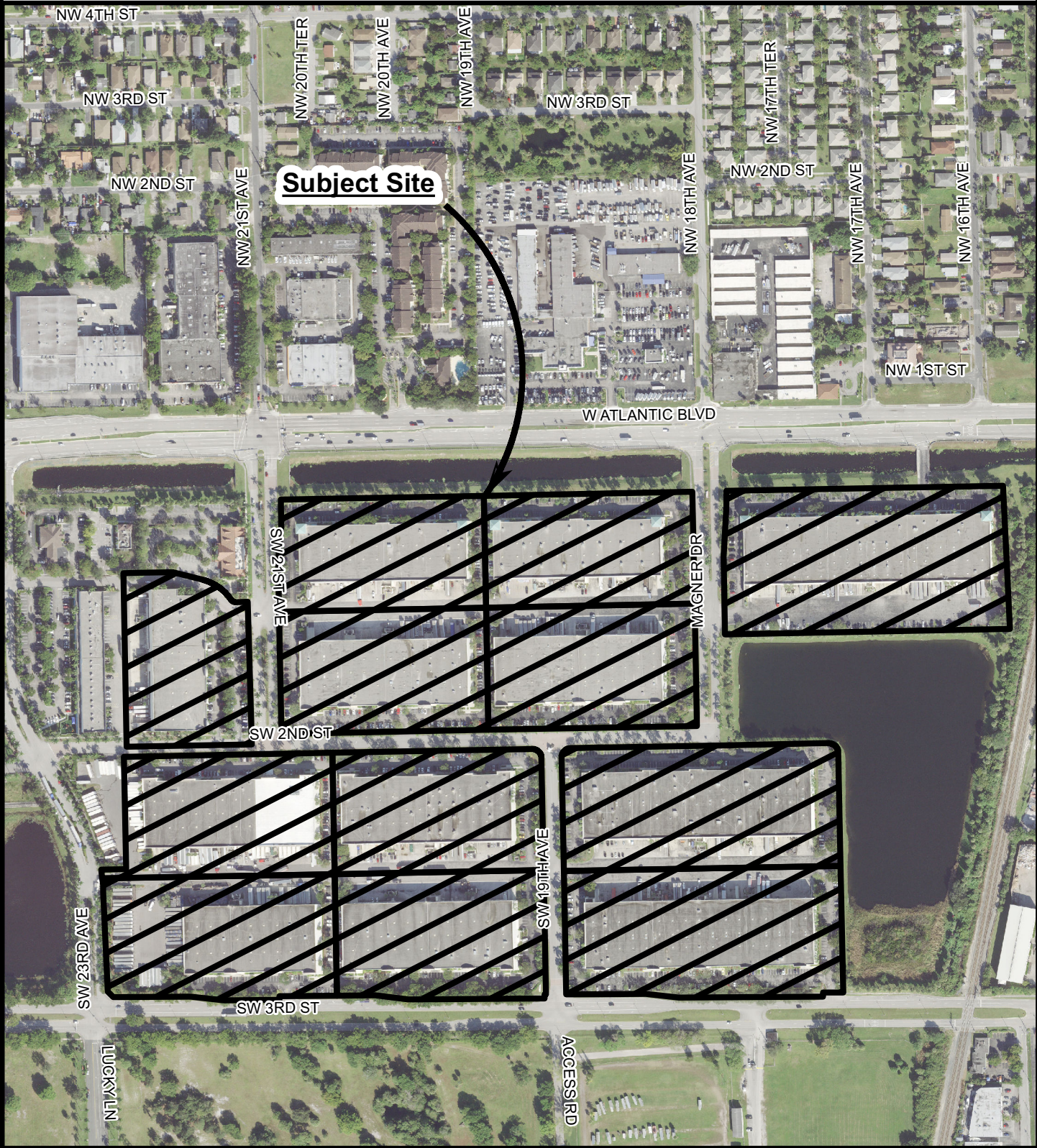
- B. Surrounding Properties (Zoning District | Existing Use):
 - 1) North - General Business, Heavy Business, Planned Development (B-3, B-4, PCI) | Retail Shopping Center, Residential Apartments (Eagle Point), Car Dealership, Self Storage (all north side of Atlantic Blvd)
 - 2) South - Planned Commercial Development (PCD) | Racetrack, Casino, TopGolf
 - 3) East - General Industrial, Heavy Industrial (I-1, I-1X) | Warehouse, Distribution, Retention Pond, Railroad, Manufacturing Plant
 - 4) West - General Business/Planned Development (B-3/PCI) | Walmart

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.

CITY OF POMPANO BEACH AERIAL MAP



1 in = 417 ft

PREPARED BY:
AAC
DEPARTMENT OF
DEVELOPMENT SERVICES

PZ24-3000004
06/04/2024

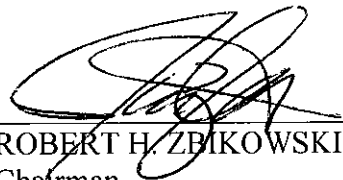
ARCHITECTURAL APPEARANCE COMMITTEE
MEMORANDUM #13-026

DATE: April 29, 2013
TO: Robin Bird, Director of Development Services
FROM: Architectural Appearance Committee
SUBJECT: SIGN PLAN – Atlantic Business Center
Planning and Zoning No. 13-3000002

At the meeting of the Architectural Appearance Committee held on April 11, 2013, the Committee considered the SIGN PLAN submitted by **JOSHUA AGRIESTI** on behalf of **DUKE REALTY, LP** as required by Code, on the property known as 1700 – 1900 W. Atlantic Blvd; 1901-2201 SW 2nd St.; 1855 – 2201 SW 3rd St.

The Committee approved the SIGN PLAN for this project as submitted by the applicant, subject to the following conditions:

- 1) Commercial copy to be removed from directional signage.
- 2) Re-paint the base of the retail monument sign and all electrical components to match existing color.
- 3) Other than black minion condensed bold, only trademarked logos and colors will be permitted.
- 4) Provide full elevation confirming the locations of signs in reference to the buildings, subject to staff approval.



ROBERT H. ZBIKOWSKI
Chairman
Architectural Appearance Committee

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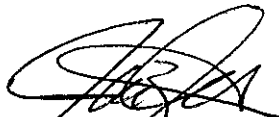
ARCHITECTURAL APPEARANCE COMMITTEE
MEMORANDUM #14-002

DATE: January 6, 2014
TO: Robin Bird, Director of Development Services
FROM: Architectural Appearance Committee
SUBJECT: SIGN PLAN – Atlantic Business Center
Planning and Zoning No. 13-3000002

At the meeting of the Architectural Appearance Committee held on December 12, 2013, the Committee considered the SIGN PLAN submitted by **SHERREL CRAWFORD** on behalf of **JOSHUA AGRIESTI** in order to establish a sign program for the Atlantic Business Center. As required by code the program must be reviewed and approved by the AAC, on the property known as 2250 E. Atlantic Boulevard.

The Committee approved the SIGN PLAN for this project as submitted by the applicant, subject to the following conditions provided by the Committee:

1. Remove 'Option 2' from the sign program.
2. Revise 'Option 3' to be raised to the same elevation as 'Option 1'.



ROBERT H. ZBIKOWSKI
Chairman
Architectural Appearance Committee

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