



Staff Report

File #: LN-723

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 7, 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: Saul Umaña (saul.umana@copbfl.com / 954-786-4662)

Summary:

The applicant is seeking approval for a Master Sign Program for the commercial/light industrial building located at 1800 North Powerline Road. 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.

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 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.

Trademarked logos, fonts, and corporate colors are permitted, provided the sign area and placement requirements are met. Window signs are limited to 20 percent of the gross window area and must consist of permanent materials applied to the interior face of the glass.

For non-trademarked signage, the program establishes additional standards related to typography, colors, contrast, and materials to ensure a cohesive architectural appearance throughout the development. Permitted sign materials include aluminum channel letters, flat-cut letters, and push-through acrylic lettering, while temporary materials are prohibited. Backer panels, when utilized, shall be designed to complement the building façade.

A typical tenant sign concept and building elevation have been provided, illustrating the location of the 4-foot sign band and the intended placement of future tenant signage, which must not extend above the top of the sign



band. The color palette for the wall signs in this Master Sign Program is a maximum of three colors, including the background.

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

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 (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

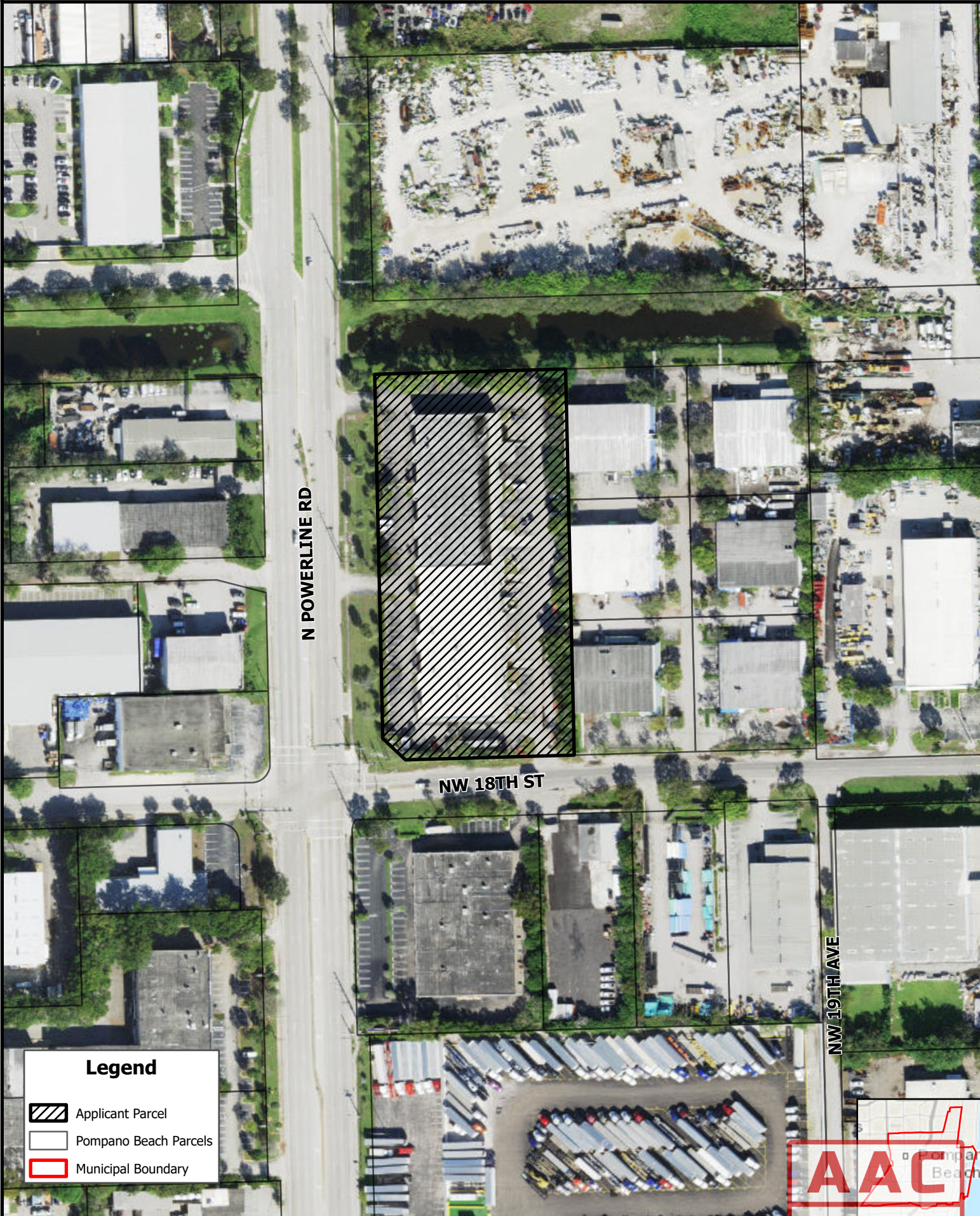
Staff Conditions:

The Planning and Zoning Division has reviewed and evaluated the Master Sign Program submitted to the City of Pompano 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. Update the Master Sign Plan to include language that Blade Signs are not permitted.
4. If an inconsistency or conflict is found between the Master Sign Program and Chapter 156, Sign Code: the more restrictive requirement applies.



CITY OF POMPANO BEACH AERIAL MAP






N POWERLINE RD

NW 18TH ST

NW 19TH AVE

Legend

-  Applicant Parcel
-  Pompano Beach Parcels
-  Municipal Boundary

Scale:
1:2,000

Date Exported:
6/9/2026

1800 N Powerline Road
1800 N POWERLINE INC



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Created by:
Department of
Development Services

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