


ADMINISTRATIVE REPORT NO. 15-017

DATE: January 12, 2015

TO: Architectural Appearance Committee

FROM: Daniel T. Keester, Planner 

RE: 1937 Law Offices @ 1937 East Atlantic Blvd
Meeting Date: January 22, 2015 (P&Z: 12-30000001)

The following is a brief summary of information on the subject and surrounding properties. The applicant is requesting approval for Tenant Signs in the Atlantic Boulevard Overlay District (AOD). As per code, all signs within the AOD must be reviewed by the Architectural Appearance Committee (AAC). The wall signs submitted for review are the signs on the south elevation, facing Atlantic Boulevard. The proposal is for Suite 101- 105. The Building Signs ("Law Offices") were reviewed and approved at the January 12, 2012 AAC Meeting.

The property is located north of East Atlantic Boulevard between NE 19th Avenue and NE 20th Avenue.

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.

I. Zoning / Existing Uses

- A. Subject property (Zoning / Existing Use): – B-3/AOD (General Business/ Atlantic Boulevard Overlay District) / Office
- B. Surrounding Properties (Zoning / Existing Use):
 - a) North - RM-20/ AOD (Multi-Family Residence) / Multi-Family Residential
 - b) South - B-3/AOD (General Business/AOD) / Restaurant
 - c) East – B-3/AOD (General Business/ AOD) / Fast Food Restaurant
 - d) West – B-3/AOD (General Business/ AOD) / Offices/ Retail

Mr. DiGiorgio questioned whether the buildings to the east relate to this program.

Ms. Newson stated this building stands on its own.

MOTION was made by Ken Koch and seconded by Ray Lubomski to approve the SIGN PLAN as submitted, subject to the condition of staff. All voted in favor of the above motion.

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J&R INVESTMENT PROPERTY 1, LLC - P&Z #12-30000001

The Board considered the SIGN PLAN submitted by RUSS GRECO on behalf of **J & R INVESTMENT PROPERTY 1, LLC** for signage on multi-tenant building in the Atlantic Overlay District to match the existing sign on the south elevation. The address "1937" is above "LAW OFFICES" in 8" reverse channel letters. The property is located on the following described property:

The South 40 feet of Lot 16 and all of Lots 17, 26, 27, and 28, in Block 12 of PINEHURST, according to the Plat thereof, as recorded in Plat Book 5, Page 13 of the Public Records of Broward County, Florida.

AKA: 1937 East Atlantic Boulevard (northwest corner of NE 20th Avenue and E Atlantic Boulevard)

ZONED: B-3/AOD

STAFF CONTACT: Daniel Keester

Mr. Russ Greco (5300 North Federal Highway, Fort Lauderdale) appeared on behalf of J&R Investment Property 1, LLC, and mentioned he has done the south elevation of the building, and at this point wants to complete the east elevation.

Mr. Keester advised the Board that Staff does not have any comments on this project.

Mr. Koch noted it was a very good looking sign and had no other comments.

Messrs. Balint and Pancoast concurred this is a good looking sign.

MOTION was made by Joby Balint and seconded by John Pancoast to approve the SIGN PLAN as submitted. All voted in favor of the above motion.

AAC

PZ12-30000001
12/7/21

AAC

PZ12-30000001
JAN 22 2015

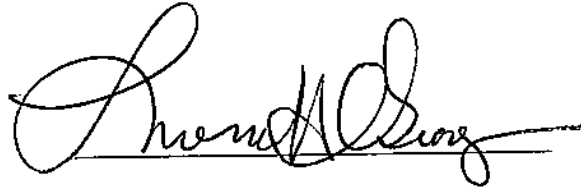
ARCHITECTURAL APPEARANCE COMMITTEE

MEMORANDUM #12-17

DATE: February 8, 2012
TO: Robin Bird, Director of Development Services
FROM: Architectural Appearance Committee
SUBJECT: SIGN PLAN - J & R INVESTMENT PROPERTY 1, LLOC.
Planning and Zoning No. 11-30000001

At the meeting of the Architectural Appearance Committee held on January 12, 2011, the Committee reviewed the SIGN PLAN submitted by Russ Greco on behalf of J & R Investment Property 1, LLC. for signage in a multi-tenant building in the Atlantic Overlay District on the property known as 1937 East Atlantic Boulevard.

The Committee approved the proposed SIGN PLAN as submitted.



THOM DI GIORGIO
Chairman
Architectural Appearance Committee

JR/lrh

AAC

PZ12-30000001
12/7/21

AAC

PZ12-30000001
JAN 22 2015

ARCHITECTURAL APPEARANCE COMMITTEE
REVIEW COMMENTS FOR
1/22/2015

The Planning and Zoning Division has reviewed and evaluated the Site Plan submitted to the City of Pompano Beach to determine its conformity with applicable City codes and requirements and herewith makes the following comments and/or recommendations on the Sign Plan entitled:

1937 Law Offices
P&Z # 12-30000001

Reviewer: Daniel Keester 954.786.5541

If approved by the Architectural Appearance Committee, staff recommends approval of the site plan with the following conditions:

CONDITIONS:

1. Businesses are permitted wall signs in the event that they have their own main public entrance and they are installed on the wall of the business that they identify. Suite 102 does not meet this criterion as they do not have their own main public entrance. All other tenants Suite 101, 103-105 do have their own main public entrance and may remain.
2. Wall signs may not exceed one square foot of sign area per one linear foot of tenant frontage.

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**PZ12-30000001
12/7/21**

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**PZ12-30000001
JAN 22 2015**

CITY OF POMPANO BEACH AERIAL MAP



1 in = 600 ft

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1/13/2015

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PREPARED BY
DEPARTMENT OF
DEVELOPMENT SERVICES

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PZ12-3000001
JAN 22 2015