



Legislation Text

File #: LN-609, Version: 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

LIVE BLOCK SIGNAGE

Request: Master Sign Program
P&Z# 24-30000005
Owner: Pompano Park JV Land Holdings LLC
Project Location: 777 Isle of Capri Cir.
Folio Number: 494203410040
Land Use Designation: RAC (Regional Activity Center)
Zoning District: PCD (Planned Commercial Development)
Commission District: 5 (Barry Moss)
Agent: Joselyn Aldas (jaldas@keithteam.com)
Project Planner: Max Wemyss (954-786-4662 / max.wemyss@copbfl.com)

Summary:

The applicant is requesting approval for a Master Sign Program for the Live! Block Development within the Live! District. The subject property is located on the east side of Powerline Road (AKA: SW 26 Avenue), west of the Tri-Rail train tracks, south of Racetrack Road (AKA: SW 3 Street), and north of the Cypress Bend community.

In 2020, the City Commission approved Land Use Plan Amendment and a Rezoning application for the Planned Development establishing the Live! District Master Plan (Ordinance 2019-107, amended with Ordinance 2021-02). As part of the Planned Development, the applicant received approval from the City Commission to propose modified standards and distinct sign requirements for this development. The sign guidelines were adopted as an exhibit to the Master Plan by Ordinance (Ordinance 2022-58). A copy of the Ordinance has been included with this report for reference.

This will be the first multi-tenant development tied to a site plan that is obligated to obtain a Master Sign Program within this Planned Development District. Prior approvals for Master Sign Program(s) within the District have been for the common areas controlled and developed by the Master Developer of the overall project. Consistent with the Ordinance, the Live! Block Development must also obtain a Master Sign Program for this subject site.

The applicant is proposing a variety of sign types, compliant with the standards adopted by Ordinance 2022-56. This application includes Canopy Signs, Flat Wall Signs, Blade/Projecting Signs, Art & Amenities Signs,

Window Signs, a Roof Sign, and Gateway Signs, all of which are defined by and have standards provided in those modified sign standards of Ordinance 2022-58. Again, for reference, this Ordinance is provided within the backup.

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.

Subject property:

- Planned Commercial Development (PCD) | New Live! “The Pomp” Development / Live! Block

Surrounding Properties:

- North: I-1/PCI | Warehouse/Distribution
- South: RM-45 | Cypress Bend Condo Development
- East: I-1 | Variety of industrial/warehouse uses
- West: RM-45/Dashed-Line | Palm Aire Development

Staff Conditions:

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

1. A Sign Code Compliance Permit must be obtained before or concurrently with a building permit for all signs. All signs or sign structures within any single Development Parcel within the PCD may be permitted with a single Sign Code Compliance Permit.
2. Signs containing dynamic and/or digital content must be consisted with the material (frequency/content/brightness) provided with this approval, as submitted to the AAC.