

Legislation Text

File #: LN-616, **Version:** 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JULY 2, 2024

PALM AIRE MARKETPLACE

Request: Master Sign Program
P&Z# 24-30000007
Owner: Pompano Realty USA, LLC.
Project Location: 281-299 SW 26th Avenue
Folio Number: 494204370010, 494204370030, 494204370040, 494204370050, 494204370051.
Land Use Designation: C (Commercial)
Zoning District: B-2 (Community Business)
Commission District: 5 (Barry Moss)
Agent: Pat Lentini (561-575-9557 / pat@2gho.com)
Project Planner: Pamela Stanton (954-786-5561 / pamela.stanton@copbfl.com)

Summary:

The applicant is requesting approval of a Master Sign Program for signage for an existing multi-building development. The Master Sign Program proposes future changes to existing Free-Standing/Monument Signs, Tenant Wall signs, and Tenant Blade/Projecting signs.

The property is located on the southwest corner of West Atlantic Blvd and South Powerline Rd.

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):
Community Business (B-2) | Shopping Center, Outparcels: Banks, Restaurants
- B. Surrounding Properties (Zoning District | Existing Use):
 - 1) North - General Business (B-3) | Shopping Center, Gas Station (north side of West Atlantic Blvd)
 - 2) South - General Business/Planned Commercial Infill (B-3/PCI, B-3) | Residential multi-family, Gas Station
 - 3) East - General Business/Planned Commercial Infill (B-3/PCI) | Walmart, Restaurants
 - 4) West - General Business, Multi-family Residence 45 (B-3, RM-45) | Fire Station, Office Building, Assisted Living Facility

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.