



Legislation Text

File #: LN-610, Version: 1

ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

THE POMP! PHASE 1A

Request: Revision to Master Sign Program
P&Z# 23-30000004
Owner: Pompano Park JV Land Holdings LLC
Project Location: 777 Isle of Capri Cir.
Folio Number: 494203410010, 494203410051, 494203410050
Land Use Designation: RAC (Regional Activity Center)
Zoning District: PCD (Planned Commercial/Industrial Development)
Commission District: 5 (Barry Moss)
Agent: Joselyn Aldas (jaldas@keithteam.com)
Project Planner: Max Wemyss (954-786-4671 / max.wemyss@copbfl.com)

Summary:

The applicant is requesting approval for a Revision to the Master Sign Program approved for the Live! District common areas in August of 2023. The original approval was for 13 signs for the new development known as The Pomp!. The requested revision (“Phase 2”) includes 10 monument signs and 6 directional signs. 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.

After several Site Plans were approved for development consistent with the Master Plans, and reviewed by the Architectural Appearance Committee, the applicant received approval for the “Phase 1” common area District Master Sign Program. The applicant is now seeking to amend the common areas Master Sign program to accommodate the latest developments and District improvements. The applicant has provided the new drawings for the monument signs and the updated overall district site plan. The applicant also seeks to add more locations of the directional signage, the design for which was previously approved.

The Phase 2 signs within the package for this Master Sign Program includes the following:

- Ten (10) Monument Signs, two of which are located within the frontages of Powerline Road and Racetrack Road, and eight (8) of which are located internal to the site.
- Six (6) Vehicle Direction signs, located within the Interior Sign Area (B02).
- All of the proposed signs are consistent with the modified sign regulations adopted by the City Commission.

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

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 each sign.
2. At the time of building permit, the applicant must demonstrate that each freestanding sign will not be constructed or erected closer than 4'-0" to any dedicated right-of-way or within 10' of any property line adjacent to the PCD.
3. Elements will not encroach upon a 10'0" site visibility triangle at the intersection of two public or private streets to ensure that all intersections have unobstructed visibility in all directions.
4. Automatic Changeable Copy Signs will not change copy more frequently than one time per 12 seconds (no more than 5 signs per minute), and will not include animation.