



## Legislation Text

**File #:** LN-608, **Version:** 1

### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: JUNE 4, 2024

### ATLANTIC BUSINESS CENTER

**Request:** Revision to Master Sign Program  
**P&Z#** 24-30000004  
**Owner:** Duke Atlantic Business Ctr 2-9 LLC %Prologis, LP  
**Project Location:** Multiple locations (see backup material)  
**Folio Number:** Multiple folios (see backup material)  
**Land Use Designation:** C (Commercial)  
**Zoning District:** I-1 (General Industrial) / PCI (Planned Commercial Infill)  
**Commission District:** 5 (Barry Moss)  
**Agent:** Kandyn Leach (865-924-3216 / kleach@agi.net)  
**Project Planner:** Pamela Stanton (954-786-5561 / pamelastanton@copbfl.com)

### Summary:

The applicant is requesting approval of an amended Master Sign Program for an existing multi-building development with 12 buildings. The amended Master Sign Program includes Tenant Monument Signs, Leasing Signs, Directional Signs, Retail Monument Signs, Tenant Wall Signs, and Address Logo Panels. The Main Monument Sign is proposed to be updated and the Address Logo Panels are new to the package. The Master Sign Program was originally approved on April 11, 2013 and revised on December 12, 2013 to allow flexibility for tenant wall signs.

The property is located on the south side of West Atlantic Boulevard, between Park Central Boulevard, between I-95 and Powerline Road.

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):

General Industrial/Planned Development (I-1/PC-I) | Warehouse, Distribution, Various light industrial uses

B. Surrounding Properties (Zoning District | Existing Use):

- 1) North - General Business, Heavy Business, Planned Development (B-3, B-4, PCI) | Retail Shopping Center, Residential Apartments (Eagle Point), Car Dealership, Self-Storage (all north side of Atlantic Blvd)
- 2) South - Planned Commercial Development (PCD) | Racetrack, Casino, TopGolf
- 3) East - General Industrial, Heavy Industrial (I-1, I-1X) | Warehouse, Distribution, Retention Pond, Railroad, Manufacturing Plant
- 4) West - General Business/Planned Development (B-3/PCI) | Walmart

**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.