

## Legislation Text

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**File #:** LN-202, **Version:** 1

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### ARCHITECTURAL APPEARANCE COMMITTEE

Meeting Date: DECEMBER 7, 2021

### LAW OFFICE MASTER SIGN PROGRAM

**Request:** Master Sign Program  
**P&Z#** 12-30000001  
**Owner:** J& R Invest Property I, LLC  
**Project Location:** 1937 E Atlantic Blvd  
**Folio Number:** 48436011600  
**Land Use Designation:** ETOC  
**Zoning District:** TO-EOD (Transit Oriented - East Overlay District)  
**Commission District:** 3 (Tom McMahon)  
**Agent:** Russ Greco (305-785-7825)  
**Project Planner:** Pamela Stanton (954-786-5561 / [pamela.stanton@copbfl.com](mailto:pamela.stanton@copbfl.com))

### Summary:

The applicant is requesting approval for modification to the previously-approved Master Sign Program for this location. One additional tenant wall sign is proposed to be added to the east building façade of Suite 101, and one tenant sign above the location of Suite 102. Other proposed modifications to the Master Sign Program include additional fonts, an additional accent color, and an increase in the raised sign border. Building Signs ("Law Offices") were reviewed and approved at the January 12, 2012 AAC Meeting, and Tenant Signs were added and approved at the January 22, 2015 AAC Meeting.

The property is located north of East Atlantic Boulevard between NE 19<sup>th</sup> Avenue and NE 20<sup>th</sup> 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

A. Surrounding Properties (Zoning / Existing Use):

- a) North - TO/ EOD (Multi-Family Residence) / Multi-Family Residential
- b) South - TO/EOD (General Business/AOD) / Restaurant
- c) East - TO/EOD (General Business/ AOD) / Fast Food Restaurant
- d) West -TO/EOD (General Business/ AOD) / Offices/ Retail

**Staff Conditions:**

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

1. The approval of a Sign Code Compliance Permit must be obtained before or concurrently with a building permit for each sign.