



Atlantic Boulevard Overlay District

Excerpts from the City of Pompano Beach Zoning Code and
Architectural Design Manual for Signage and Lighting

(G) Design theme. The general design theme of the district is that of Old Florida/Maritime. The design of buildings should emphasize covered open air walkways or arcades integrated into the building design with structures supported overhead by architectural arches, columns or overhangs. Rooflines should be sloped and varied in elevation. Pedestrian orientation and safety should be emphasized through walkways, lighting and high visibility areas. Design standards, which include signage, lighting, fencing, site improvements and building facades, are discussed in detail in the Atlantic Boulevard Design Manual, when available. The Atlantic Boulevard Design Manual is hereby adopted by reference and will be updated periodically. Said manual was developed to supplement the regulations set forth in this section and guide property owners in the design and construction of new structures as well as the rehabilitation of existing structures. Funding assistance for facade, sign and landscaping improvements may be available through the City of Pompano Beach. All new or improved structures, site improvements and appurtenances must comply with the standards in the Atlantic Boulevard Design Manual and this section.

(H) Sign regulations. Signage in the Atlantic Boulevard Overlay District shall compliment the Old Florida/Maritime theme and create consistency using compatible colors, materials, size and location. Design guidelines are established in the Atlantic Boulevard Design Manual. Signage shall comply with the Atlantic Boulevard Design Manual and where not specifically defined by this regulation, the underlying sign ordinance.

(1) A principal building or shopping center, having more than one tenant shall be permitted, one wall, marquee or monument sign for identification, per street frontage. In addition, a principal building is permitted one directory sign. Size, height and location are as follows:

(a) Signs may be located on the principal frontage and along a side street. Side street signs shall not exceed 25% of the total square footage in sign area and letter size of the primary sign.

(b) Letter size shall not exceed 36 inches in height.

(c) In addition to identification sign(s), principal buildings containing more than one tenant are permitted one directory sign. Directory sign may be a wall sign or freestanding sign located in an internal courtyard and shall not exceed 25 square feet or six feet in height.

(d) Wall or Marquee Sign: Signs located on the principal frontage shall not exceed 10% of the total square footage of the facade area or 100 square feet, whichever is smaller.

(e) Monument Sign: Signs are allowed, one per parcel. Parcels must have a minimum frontage of 100 feet. Sign area shall not exceed 50 square feet. Sign height shall not exceed eight feet. Monument signs shall be located in front of central interior courtyard or entrance.

(2) Individual establishments within a principal building, shopping center or single tenant building are permitted one non-illuminated, primary identification sign and one secondary identification sign. The following sign types and dimensions shall be permitted in the Atlantic Boulevard Overlay District:

(a) Secondary signs shall not exceed 25% of the primary sign area in size and nine inches in letter size. Secondary signs shall be located at the rear or side.

(b) Awning Sign: One line of lettering shall be permitted.

(c) Under-Canopy Sign: Sign shall be mounted perpendicular to the face of the entrance. Identification sign shall not exceed five square feet in sign area. Sign shall be located at least eight feet above the grade of sidewalk or walkway under sign. Sign shall be located equal distance from establishment wall or entrance as adjacent business establishment signs. If no adjacent signs exist, sign shall not be located more than two feet from establishment wall or entrance.

(d) Occupant Nameplate Sign: Letters not to exceed three inches.

(e) Projecting Sign: Sign shall be mounted perpendicular to the face of the entrance. Sign shall not exceed five square feet in sign area. Sign shall be located at least eight feet above the grade of sidewalk or walkway under sign. Sign shall be located equal distance from establishment wall or entrance as adjacent business establishment signs. If no adjacent signs exist, sign shall not be located more than two feet from establishment wall or entrance.

(f) Wall Sign: Sign shall not exceed one square foot of sign area per one linear foot of tenant frontage.

(3) Primary signs for individual establishments within a principal building or shopping center shall be of a homogenous sign type.

(4) Wall murals that promote the Old Florida/Maritime theme are encouraged in the Atlantic Boulevard Overlay District. All murals will be reviewed and approved by the Architectural Appearance Committee for appropriateness and consistency with the district objectives. In order to promote art in public places, wall murals may be commercialized; however, the commercial portion can not exceed 5% of the total mural space. Commercialized portions of a mural shall not be counted toward sign coverage limitations.

(5) Nonconforming Signs: Nonconforming signs are required to conform to this section if there is any destruction, modification or improvement to a structure, site characteristic or appurtenance that is more than 25% of the replacement value, in accordance with subsection (F) of this section. All nonconforming signs shall be removed or made to conform within ten years of the effective date of this section. Nonconforming signs shall not be:

(a) Structurally altered to extend its useful life.

(b) Demolished, modified or improved by more than 25% of its replacement value.

(c) Re-established if there is a change in use.

(d) Re-established after a business has been abandoned for more than 90 days.

(I) Landscape requirements. Landscaping in the Atlantic Boulevard Overlay District will compliment the Old Florida/Maritime theme, using native plant materials and street furnishings that carry the theme. In addition, public safety will be a priority using the principles of CPTED, to create high visibility areas and natural access control.

(J) Parking provisions. Parking requirements shall be calculated in accordance with § 155.113 for each permitted use. Property owners are entitled to a maximum 40% reduction in off-street parking if provisions for reduction are utilized. The total percentage of parking reductions are summed, then reduced from the amount required by § 155.113. If the adjusted parking requirement is a fraction of a whole number, it shall be rounded to the

nearest whole number. The following methods, which are described in more detail in the Atlantic Boulevard Design Manual, may be used to reduce off-street parking:

(1) Mixed-use developments, incorporating a residential component, may reduce off-street parking for non-residential uses by 20%.

(2) Enhancement of pedestrian circulation to link rear parking areas building entrances and other establishments using features such as arcades, walkways, and courtyards shall reduce required off-street parking for non-residential uses by 20%.

(3) Creation of additional public landscaped areas, courtyards or plazas with pedestrian amenities shall reduce required off-street parking for non-residential uses by 20%.

(4) The Atlantic Boulevard Overlay District falls within the Beach Master Parking Area. Additional reductions requiring parking fees paid in lieu of provision of parking may be requested in accordance with § 155.115.

(K) Bonus provisions.

(1) Mixed-use developments incorporating a residential component, may request an increase in permitted lot coverage by up to 20%.

(2) Developments that incorporate public plazas or public courtyards into site design, may request an increase in lot coverage by up to 20%.

(3) Developments in the West and Civic Areas and Central Retail Village that incorporate parking structures accommodating at least 75% of required parking may request an increase in lot coverage of up to 20%.

(4) Developments are only entitled to a maximum lot coverage increase of 20%.

(5) Plazas, courtyards and arcades paved with an impervious material may be considered open space and counted toward the requirement up to 50%.

(6) Plazas, courtyards and arcades paved with a pervious material may be considered open space and counted toward the requirement up to 75%.

(7) Improvements to an existing property or structure, which conform to the regulations and design

SIGNS

The main purpose of a sign is to define a business or occupant located in a particular building. Signs should display the needed information in a simple, straightforward and attractive manner. Accuracy and precision are essential to the successful design of a sign.

A. Signs in the Atlantic Boulevard Overlay District shall compliment the Old Florida theme and shall use compatible colors, materials, size and location to create the consistency. Signs shall comply with the Ordinance 99-27.

B. Projects that involve more than one sign should include a master sign program approved by the Architectural Appearance Committee.

C. A principal building containing more than one tenant will be permitted one primary wall, marquee or monument sign for identification per street frontage. The following applies:

1. Signs may be located on the principle frontage and along a side street.
Side street signs shall not exceed twenty-five (25%) of the total square footage in sign area and letter size of the primary sign.
2. Letter size shall not exceed thirty-six (36) inches in height.
3. Use of a logo as the primary building sign is encouraged. The names of individual offices or principles may be listed on a directory sign.
The total size of the directory sign shall conform to the following section C.4.

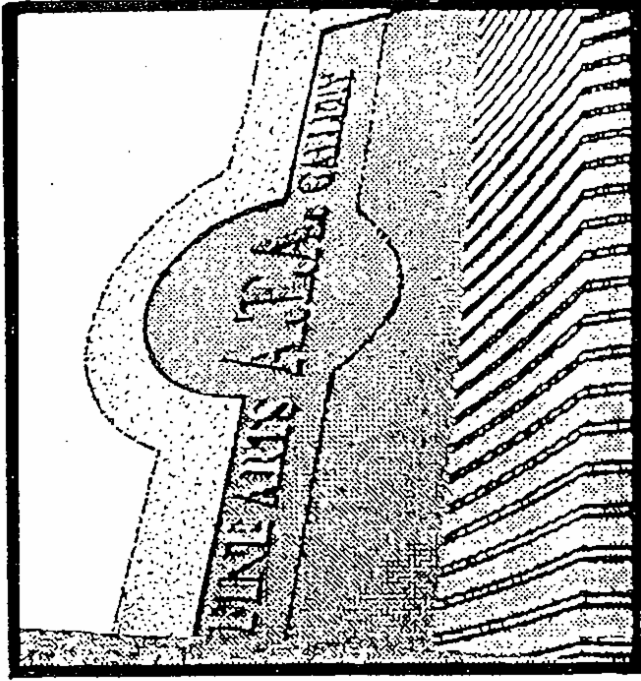


Figure - 11

The signage is appropriately located on the fascia wall

4. In addition to an identification sign, a principle building containing more than one tenant will be permitted one (1) Directory sign. The directory sign may be a wall sign or freestanding sign and shall not exceed twenty-five (25) square feet or six (6) feet in height. The freestanding directory sign shall be setback a minimum ten (10) feet from the public right-of-way.

5. Wall or Marquee Sign: Signs located on the principle frontage shall not exceed 10% of the total square footage of the facade area or 60 square feet, whichever is smaller.

6. Monument Sign: One monument sign is allowed for properties that have at least one hundred (100)-feet of street frontage. The sign area shall not exceed fifty (50) square feet. Sign shall not exceed six (6) feet in height without landscaping, and eight (8) feet in height with landscaping.

D. Shopping center or plaza, having one hundred (100)-foot or more street frontage, shall be permitted one monument sign. The sign area and height shall be as provided in Section C.6.

E. Each business establishment within a shopping center or plaza shall be permitted one (1) primary identification sign. Sign area shall not exceed ten percent (10%) of the building façade which the business occupies.

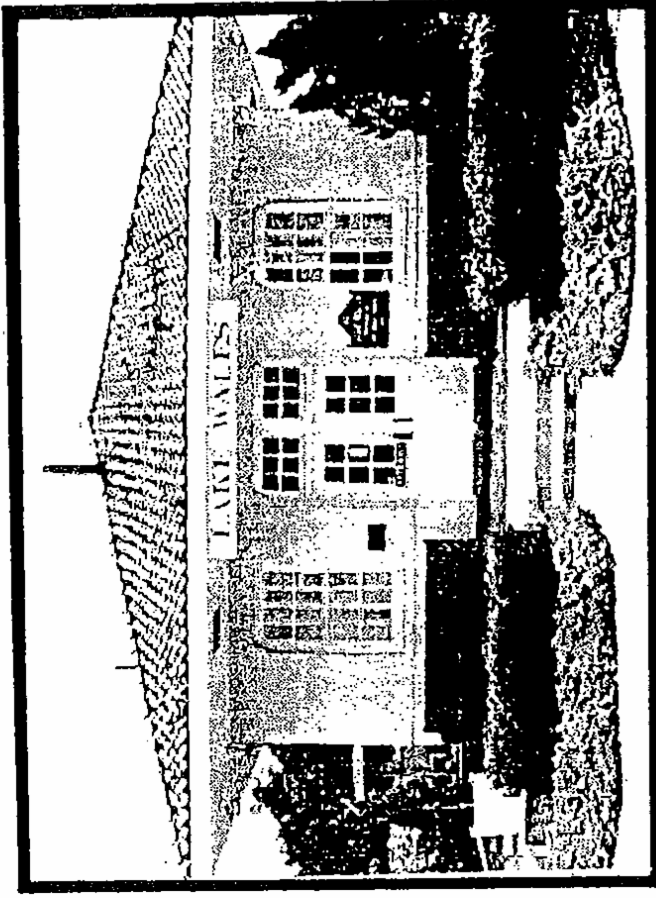


Figure - 12

Traditional hanging sign

F. In addition to one primary sign, individual business establishments within a principle building, shopping center, plaza, or single tenant building are permitted one (1) secondary identification sign as follows:

1. Secondary signs shall not exceed twenty-five percent (25%) of the primary sign area in size and nine (9) inches in letter size. Secondary signs shall be located at the rear or side of the building.
2. Awning Sign: One (1) line of lettering shall be permitted. Awning signs shall consist of the name of the business and numerical address only, located on the awning valance. A hanging sign parallel to the building facade may be permitted as a substitution of the secondary sign under roof overhang (Figure –12).
3. Under-Canopy Sign: Signs shall be mounted perpendicular to the face of the entrance and shall not exceed five (5) square feet in sign area. Signs shall not be erected at a clear height of less than eight (8) feet above the grade of sidewalk or walkway under the sign, and shall be located an equal distance from establishment wall or entrance as adjacent business establishment signs. Signs shall not be located more than two (2) feet from establishment wall or entrance.
4. Projecting Sign: Signs shall be mounted perpendicular to the face of the entrance and shall not exceed five (5) square feet in sign area. Signs shall not be erected at a clear height of less than eight (8) feet above the grade of sidewalk or walkway under the sign, and shall be located an equal distance from establishment wall or entrance as adjacent business establishment signs. Signs shall not be located more than two (2) feet from establishment wall or entrance.

G. Wall murals that promote the Old Florida theme are encouraged in the Atlantic Boulevard Overlay District. All murals will be reviewed and approved by the Architecture Appearance Committee for appropriateness and consistency with the district objectives. In order to promote art in public places, wall murals may be commercialized. However, the commercial portion can not exceed five (5%) percent of the total mural space. The commercialized portion of a mural shall not be counted toward sign coverage limitation.

H. Nonconforming signs are required to conform to Ordinance No. 99-27 if there is any destruction, modification or improvement to a structure, site characteristic or appurtenance that is more than twenty five percent (25%) of the

replacement value. All nonconforming signs shall be removed or made to conform within ten (10) years of the effective date of Ordinance No. 99-27. Nonconforming signs shall not be:

1. Structurally altered to extend useful life.
 2. Demolished, modified or improved by more than twenty-five (25%) of its replacement value.
 3. Re-established if there is a change in use.
 4. Re-established after a business has been abandoned for more than ninety (90) days.
- I. Signs located on the pedestrian facade over the storefront should be coordinated with the overall architectural design of the facade and the horizontal elements of other buildings in the block. The design of the upper facade and the sign should be coordinated with the design of the storefront.
- J. Existing architectural features or details such as decorative stucco should not be covered with signs.
- K. Signs constructed of individual channel letters are recommended. Neon or backlit signs are only permitted on principle building or as secondary signs. Logos or pictorial displays should be de-emphasized in relation to sign copy. All signs should be flush mounted, though, in some instances, a discreet raceway may be acceptable. In such instances, the raceway should be painted to match the color of the building. Sign materials should be coordinated with the overall building design.
- L. Painted wall signs should only be applied directly to flat, solid stucco surfaces or other such existing surface as may be approved by staff. Painted signs may not be applied to fluted, metal, plastic wood or other surfaces, as may be proposed to be attached. Hand-painted signs should be prepared in a craftsman-like manner.
- M. Paper signs attached to the shop window are not permitted. The window signs should be discreetly printed on the display window glass. The size of the sign should not exceed ten percent (10%) of the window area.

N. When a building has multiple uses or storefronts, signs should be of a consistent size, type and location. Specially, the following applies:

1. On new construction, all signage should embrace the following:
 - a. Combinations of some form of individual or channel letters.
 - b. Variations in letter style, size, color and material.
 - c. All signage should be located in a similar vicinity, unique to each storefront.

This is not to suggest that creativity in types of signs be impeded, only that a relationship between the various entities within a building be established. Specially, a regimented uniform sign program, consisting of the exact same style, color and type of sign, is not recommended.

2. On existing structures that do not have a comprehensive sign program, some degree of cohesive design should be established over time. This may include having non-illuminated individual letter signs incorporate the same width as channel letter signs.
3. Painted signs may be utilized on existing buildings that do not have a previously mandated uniform sign program. External devices used to illuminate these signs are generally discouraged; however, if necessary, it is suggested that said devices be discreet, uniform and compatible with the architecture and design theme.
- O. Nonconforming signs at structures being renovated shall be eliminated.
- P. No portion of a sign shall extend above the parapet. Signs shall be symmetrically placed over the main entrance of the structure.
- Q. Signs shall not be located on mansard roofs. They should be placed in the window, along the parapet or fascia.

R. Monument sign Guidelines:

1. The shape of the structure should provide visual interest and compliment the design theme by using design elements compatible with the scale and materials of the surrounding structures.
2. Neon banding is not permitted.
3. All letters should have a consistent height. Letter styles, logos and colors may vary.
4. Landscaping at base of monument sign is encouraged.

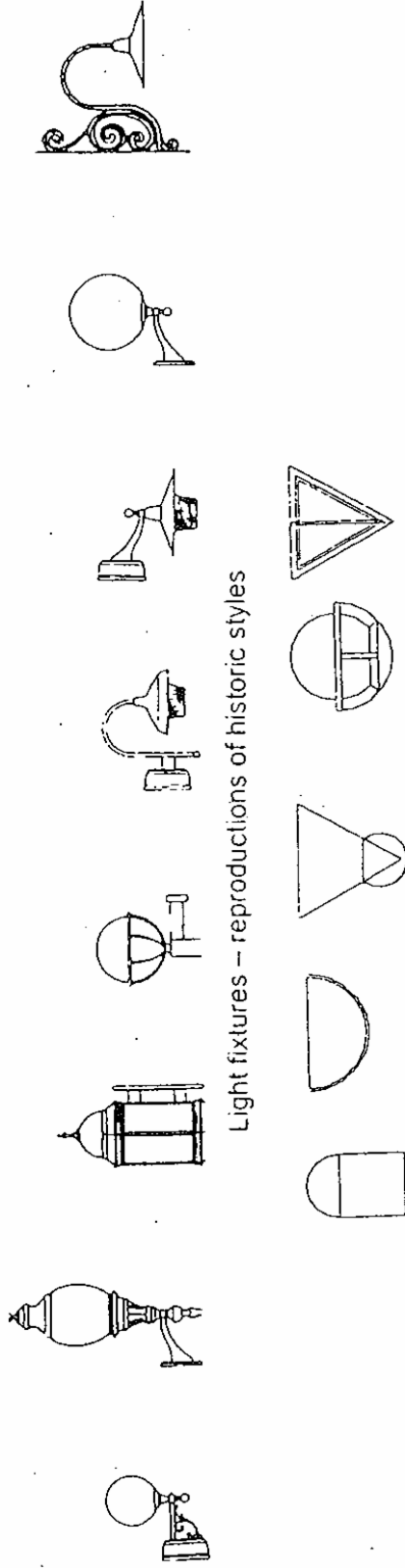
LIGHTING

Exterior lighting in the Atlantic Overlay District should help to establish a business image in an urban area during evening hours. Lighting design on private properties should complement the Old Florida design theme and complement street lighting for security and safety.

- A. Lighting design shall use principles of CPTED.
 - 1. The placement and design of lighting shall be coordinated with sidewalks, pavement, and landscaping to clearly guide the public to and from entrances and exits.
 - 2. Parking, vehicular service areas, and all pedestrian areas shall be well lightened to provide both a secure and aesthetically pleasing environment.
 - 3. Low-maintenance lighting and landscaping treatment shall be used to facilitate the CPTED principles of natural surveillance, natural access control and territorial reinforcement.

Figure - 13

WALL/PIER/HANGING FIXTURES





Architectural Appearance Committee Atlantic Boulevard Overlay District Sign Application



*Process Number: _____ *Meeting Date: _____

Applicant Name: _____

Property Address: _____

Project Name: _____

Request: _____

Date met with planner: _____

Property Owner Signature: _____ Agent Signature: _____

Print Name: _____ Print Name: _____

Mailing Address: _____ Mailing Address: _____

City, State, Zip: _____ City, State, Zip: _____

Phone Number: _____ Phone Number: _____

Check List:

- _____ 1. Completed application.
- _____ 2. Agent authorization letter (if applicable).
- _____ 3. Two (2) property surveys showing locations of free standing signs showing setbacks.
- _____ 4. Eight (8) sets of 11" x 17" plans with façade and sign dimensions.
- _____ 5. Eight (8) copies of sign drawings in color attached to plan sets.
- _____ 6. Eight (8) copies of existing façade in color attached to plan sets.

Applicant must meet with the Zoning Division prior to submission of the sign program to the Architectural Appearance Committee. To set up a meeting please call Erica Waldron at (954) 545-7792. Applicant must provide eight (8) sets of sign drawings, color renderings and this application to apply for sign program approval. Plans and color renderings should be on 11" by 17" size paper. Architectural Appearance Committee meetings are held on the second Thursday of every month. For a list of meeting dates and deadlines go to www.mypompanobeach.org and select the Zoning Department page and view the link called Meeting Schedule and Deadlines for 2009. After receipt of Architectural Appearance Committee approval, the applicant may then apply for their building permits, one application per sign. *Indicates this information will be completed by the City of Pompano Beach.

**DEVELOPMENT REVIEW
MEETING DEADLINES & DATES FOR 2009**

AAC DEADLINE	AAC MEETING
Dec 11	Jan 8
Jan 20	Feb 12
Feb 17	Mar 12
Mar 17	April 9
April 21	May 14
May 18	June 11
June 15	July 9
No meeting in August	No meeting in August
Aug 17	Sept 10
Sept 15	Oct 8
Oct 20	Nov 12
Nov 13	Dec 10

ALL DEADLINES AND DATES SUBJECT TO CHANGE
EFFECTIVE DATE 4/15/2009