



**Development Services Department**

# **Broward Meat and Fish, Co. Sign Waiver**

**September 12, 2023**

# Broward Meat and Fish, Co. – Sign Waiver

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## Request:

- *Permission to install a second Main ID wall sign that is 93.4 sq. ft*

## Code:

- *Limit of 1 Main ID per ground floor tenant with frontage*
- *Limit of 1 sqft of sign area per linear foot of frontage*





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## Subject Property:

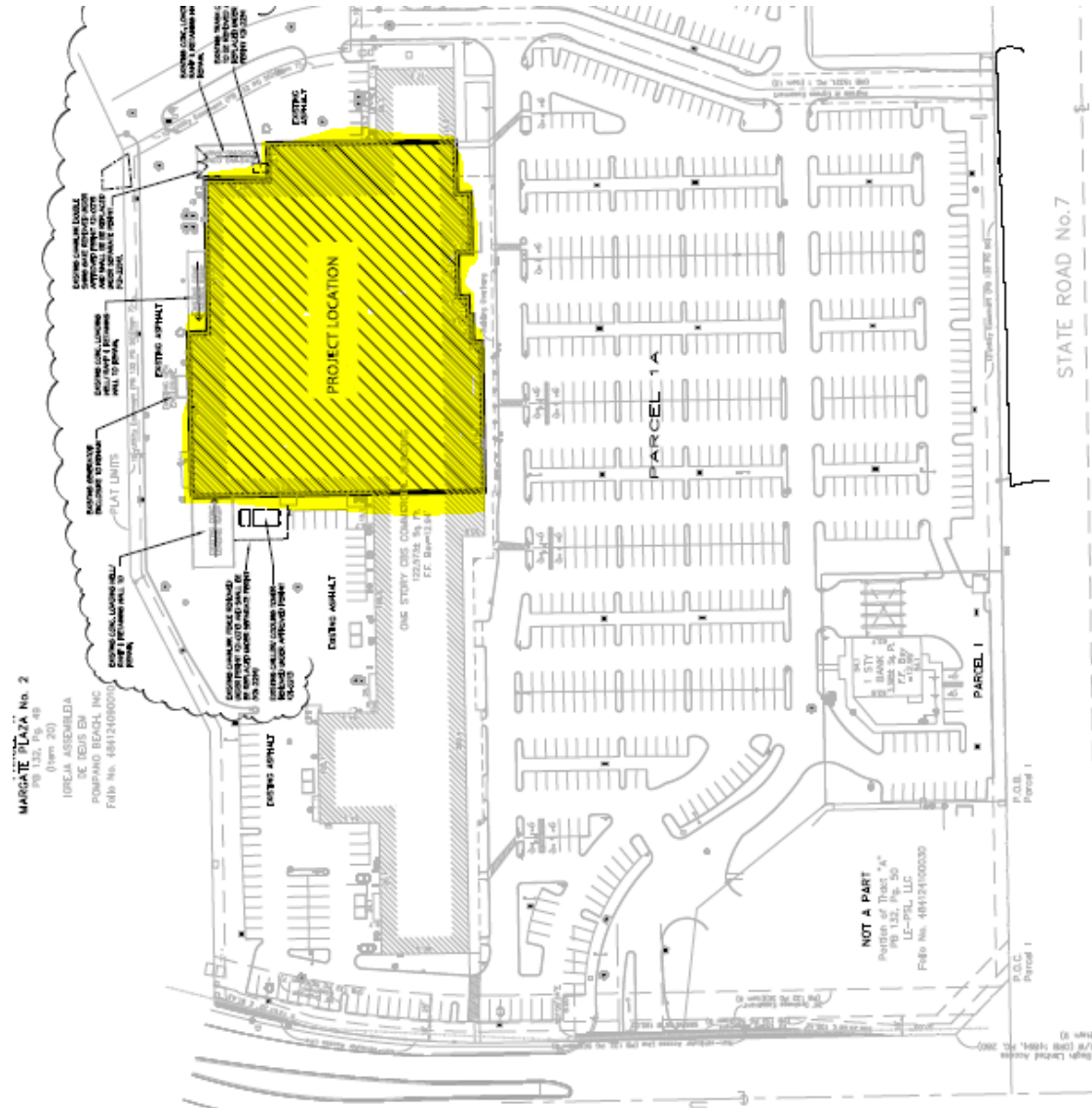
- *Activity Center land use*
- *TOC-G Gateway zoning*



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**Subject Property:**

- 3201 N State Road 7
- 77,000 sq. ft store
- 285ft of frontage

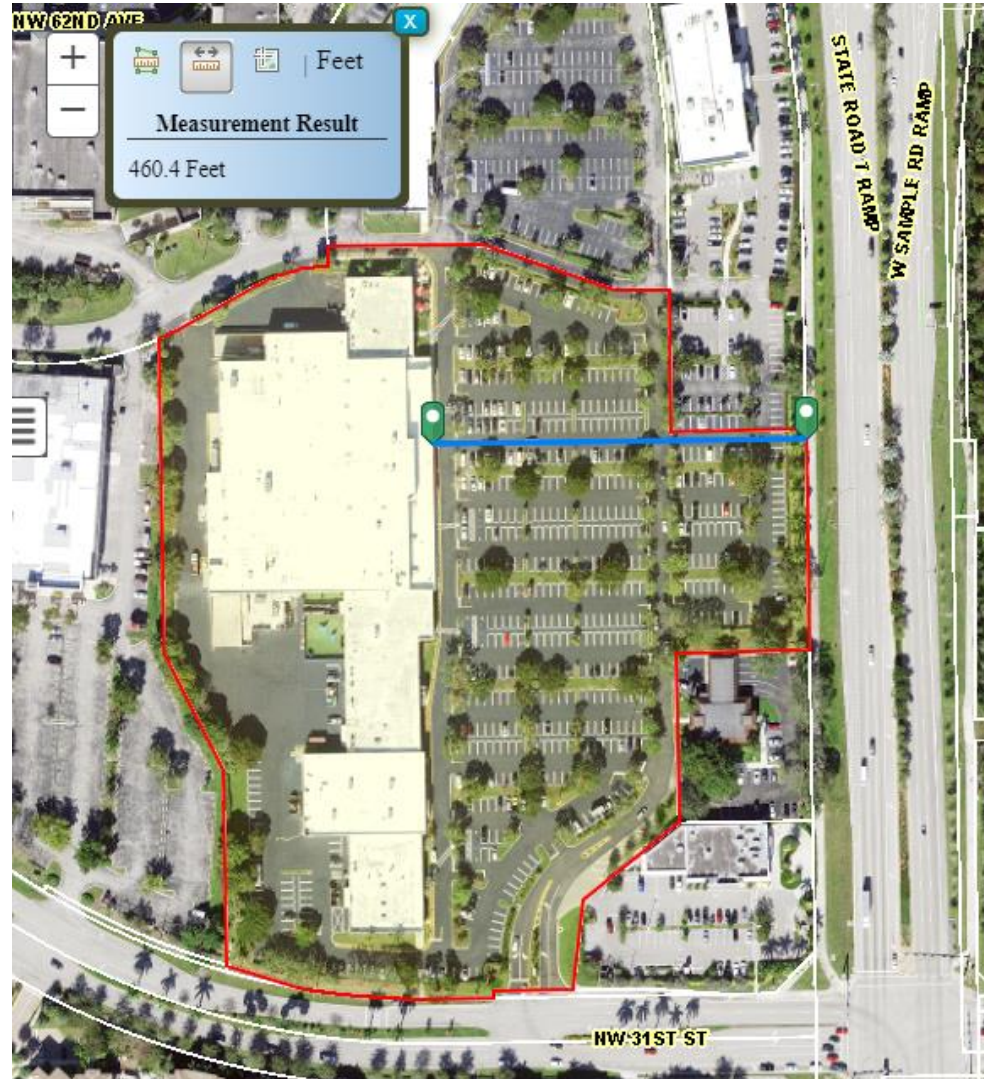




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## Limited Access:

- ~460 ft setback
- SR7 Flyover
- Only driveway on NW 31<sup>st</sup> Street



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## Store Exit:



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## Store Entrance:





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## Existing Condition:

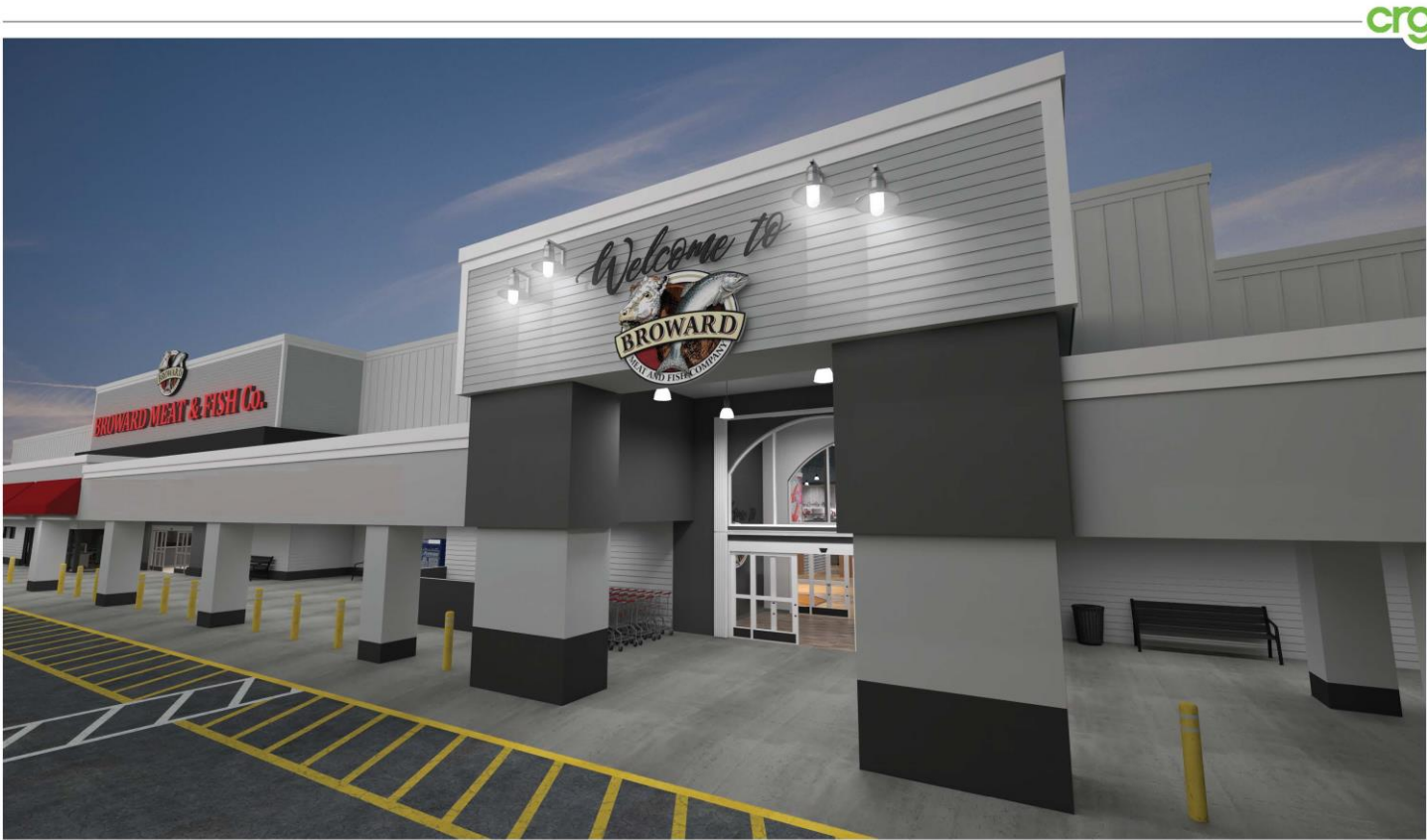
- *Architecture supports two signs*
- *Currently confusing to customers*





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## Proposed Sign:



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Exterior Concept - Nighttime (View 04)		
BROWARD3	02 JULY 2021	SCALE: N/A

D8



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## Waiver Criteria:

- 1) *There is something unique about the building or site configuration that would cause the signage permitted by this article to be ineffective in identifying a use or structure that would otherwise be entitled to a sign.*
- 2) *The granting of a waiver is not contrary to the intent of the sign code, the aesthetics of the area, or does not create a nuisance or adversely affect any neighboring properties.*
- 3) *Literal enforcement of this article would result in unreasonable and undue hardship upon the petitioner.*



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**STAFF RECOMMENDS APPROVAL**

