



4171

NATIONAL  
SAFETY  
COUNCIL  
CENTER

FUTURE TENANT

PINCH-A-PENNY

LEMON GRASS

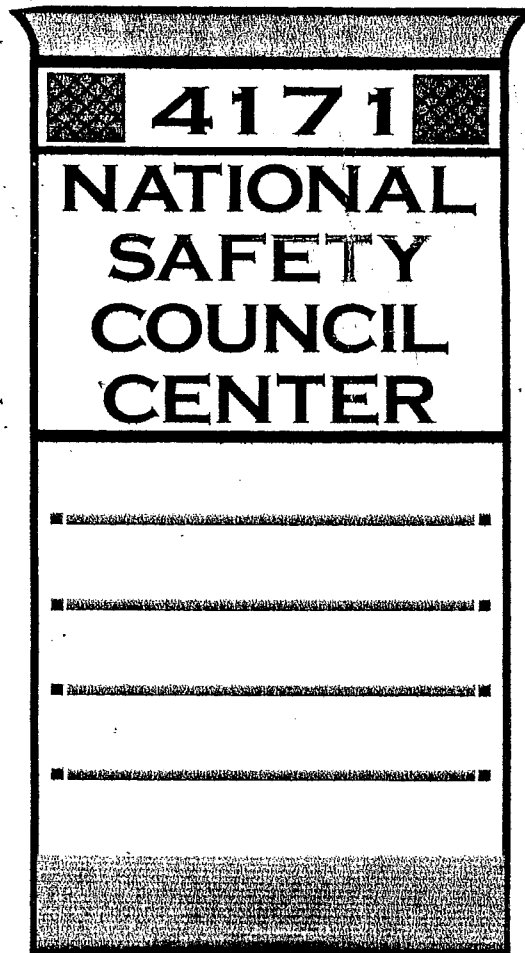
PROPOSED

PROPOSED

PROPOSED

6" ALUMINUM PLATE LETTERS  
NON-ILLUMINATED

10 FEET



BENJAMIN MOORE  
1298

HIGH GLOSS BAKED ENAMEL  
BLACK

SHERWIN WILLIAMS  
1101 CHINA DOLL

SHERWIN WILLIAMS  
2030 SANDERLING

1/2" = 1 FOOT

5 FEET TO MEET WIND LOAD REQUIREMENTS  
FLOODS BY OTHERS TO ILLUMINATE  
LANDSCAPE BY OTHERS TO CODE

**REFERENCE 4171 HILLSBORO MONUMENT SIGN, NON-ILLUMINATED. MONUMENT IS TWO-SIDED.**

**CBS MONUMENT SIGN WITH 1/4" ALUMINUM PLATE LETTERS, NATIONAL SAFETY COUNCIL CENTER.**

EXISTING SIGN AREA 12 SQ FEET, REMAINDER OF FUTURE COPY TO BE LIMITED TO 13SQ FEET. TO COMPLY WITH SECTION 13-458[10], SIGN FACE AREA SHALL NOT EXCEED 50% OF AREA TO WHICH IT IS AFFIXED. 3 TENANT PANELS USING 12" X 4.5' EACH SHALL EQUAL 13.5 FEET.

FUTURE TENANT, REMOVABLE PANELS TO BE PIERCED FACE ALUMINUM, TO MATCH MONUMENT WITH BLACK PLEXI BACKGROUND WHICH IS INTRUDED 1/4".

THE FONT FOR THE MONUMENT A ON ALL COPY SHALL BE COPPERPLATE, AS SHOWN.

## TENANT SIGN AREA

EACH TENANT SLAT IS 12" X 4.5 FEET  
3 SLATS ARE TO BE USED BRINGING THE TOTAL TO  
13.5 SQ.'

12 SQ FEET OF SIGNAGE IS EXISTING

$12 + 13.5 = 25.5 \text{ SQ.}'$

MONUMENT IS 50SQ',  $\frac{1}{2} = 25\text{SQ}'$  ALLOWABLE SIGN  
AREA.

PROPOSED USE: 25.5SQ'



## CITY OF COCONUT CREEK

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DEVELOPMENT SERVICES DEPARTMENT  
PLANNING & ZONING DIVISION  
4800 WEST COPANS ROAD  
COCONUT CREEK, FLORIDA 33063

August 18, 2003

Mr. Sean Leder  
Leder Hillsboro Company, Ltd  
6530 West Rogers Circle, Suite 31  
Boca Raton, FL 33487

RE: Property located at 4171 West Hillsboro Blvd  
Variance

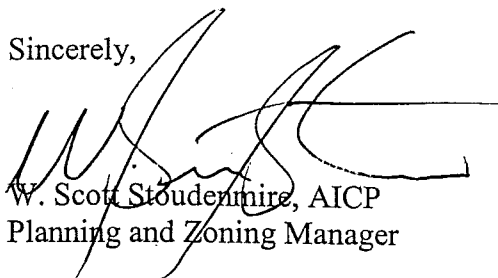
Dear Mr. Leder:

Your application for a variance was reviewed and approved at the August 13, 2003 meeting of the City of Coconut Creek Planning and Zoning Board. The subject variance requested approval from the City of Coconut Creek Land Development Code "Subdivision V" "Regulations for the Use and Control of Signs", specifically from Section 13-458 (e)(1)(a) Commercial, Office and Industrial (B-2, B-3, B-4, O-2, IO-1, IM-1, PCD and the business portions of PUD) zoning districts.

This section establishes the criteria for sign copy and determining which tenants qualifying as a major tenant within a shopping plaza for the purpose of being listed on a project's monument sign. Specifically, for a shopping center with a total gross floor area between 10,000 square feet and 50,000 square feet, Section 13-458 (e)(1)(a) requires a minimum floor area of 3000 square feet to qualify as a major tenant. The approval provides for a variance from the minimum required 3,000 square foot floor area to a 2,700 square foot floor area to qualify as a major tenant.

Should you have any questions or require any additional information, please do not hesitate to contact me at (954) 973-6756.

Sincerely,



W. Scott Stoudenmire, AICP  
Planning and Zoning Manager

WSS:nj

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