



**Commercial
Designer Sign
Manual**

**2020
Wall Signs**

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[https://www.coralsprings.gov/
CommunityDevelopment](https://www.coralsprings.gov/CommunityDevelopment)

Introduction

The City of Coral Springs has a unique feature within its commercial sign code to encourage creativity and to help enhance the urban environment. It is called “a Designer Sign.”

Designer Signs use a more creative approach to their fabrication than typical commercial signs, and there are incentives within the Code that allow for a larger sign in exchange for more creativity on the part of the applicant.

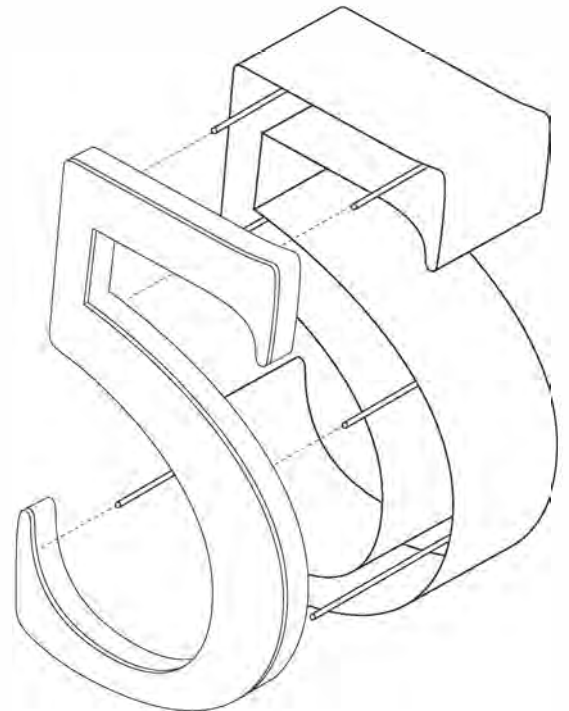
This is a win-win situation! By putting up a more creative sign, the sign owner has the opportunity to install a bigger, more attractive sign and the City benefits by enhancing the overall urban environment.

These guidelines are written to help explain how to create & apply for a designer sign permit.

All signs should be professionally manufactured and installed. Please note that there is an application and pre-approval process that should be followed prior to permit submittal.

A Designer Sign must still be permitted through the regular building permit process once pre-approval has been obtained.

continued on Page 2



Introduction *(continued)*

The Process

1. Pre-Approval: Be Creative

- The sign fabricator should familiarize themselves with the city's sign code and the "Designer Sign" concepts.
- The fabricator should get all required plans, site survey, and elevations of the building from the client or architect.
- The fabricator should prepare plans, elevations, and details of the proposed sign showing it's location in plan and on the elevation.
- All colors, materials and sizes should be noted as well as types of illumination.
- Once submitted, City staff will review for completeness and Code compliance and respond with suggestions and corrections as needed.

2. Building Permit: Be Accurate

- The sign fabricator makes changes and corrections to the submitted drawings per the City's comments and submits for a sign permit through the City's standard building permit process.
- All structural or electrical drawings must be signed and sealed by State of Florida licensed engineer.
- If all drawings and details are complete and correct, the City will issue a sign permit.
- It is highly recommended that no sign fabrication start before the issuance of a sign permit.

Designer Signs

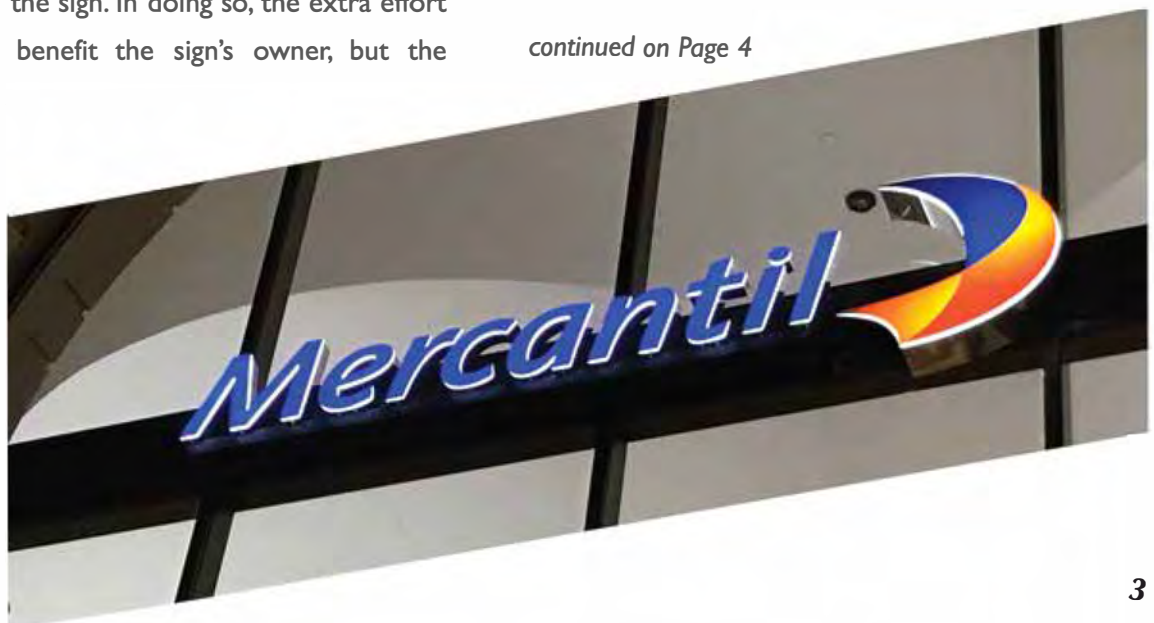
The Designer Sign designation has been created by the City to encourage better signs, to improve the quality of the signs and to improve the environment in the City. Designer Signs were created to allow the sign owner to be rewarded for the extra effort that goes into the creation of a Designer Sign. That reward is a larger sign than typically would be allowed in that specific sign location and more freedom as to colors within the sign itself.

A Designer Sign is just what the name implies. It is a sign created by a design professional that creatively utilizes all the materials, methods, and tools available within the sign industry to create something unique and above industry standards for the owner of the sign. In doing so, the extra effort will not only benefit the sign's owner, but the community as

The motorist or pedestrian who passes by is given a better, more aesthetic presentation of the sign's information than what is typically presented in what has become a standard and often unsightly way.

Through creative use of lighting, as well as the way the parts are assembled, a sculptural three dimensional object can be created. Who has not marveled at the signs at DisneyWorld or Universal Studios or City Walk? Each sign designed as a sculptural object, still conveys the fact that the place is a restaurant or shop, but does so in an enlightened, creative, amusing, aesthetically pleasing and eye catching way.

continued on Page 4



Designer Signs *(continued)*

What the City of Coral Springs wants to continue to do is to have the same type of creativity applied to the signs on the streets of Coral Springs.

Signs can enliven the environment by day and take over the environment by night when the buildings fade away. A well designed sign can be a work of art. Lighting design and graphic design come together to achieve this end.



Examples of Designer Signs



Creative sign support structures.



3D layering of sign elements.
Creative background panel.



Polished stainless steel letters w/
halo illumination.
Creative color used on returns of
letters.

Examples of Designer Signs *(continued)*

Creative background that is compatible w/ the architecture. Halo illumination of letter & background, 3D halo illumination.



Creative perforated background metal, creative shape. Front and back halo illumination - Extra deep letters.



Creative treatment of background. 3D treatment of letters.



Creative "Deco" background panel. background. Halo illumination of logo, cut-out and pushed-thru text.

Examples of Designer Signs *(continued)*

Sign floating off the wall w/ floating rails.
Halo illumination.

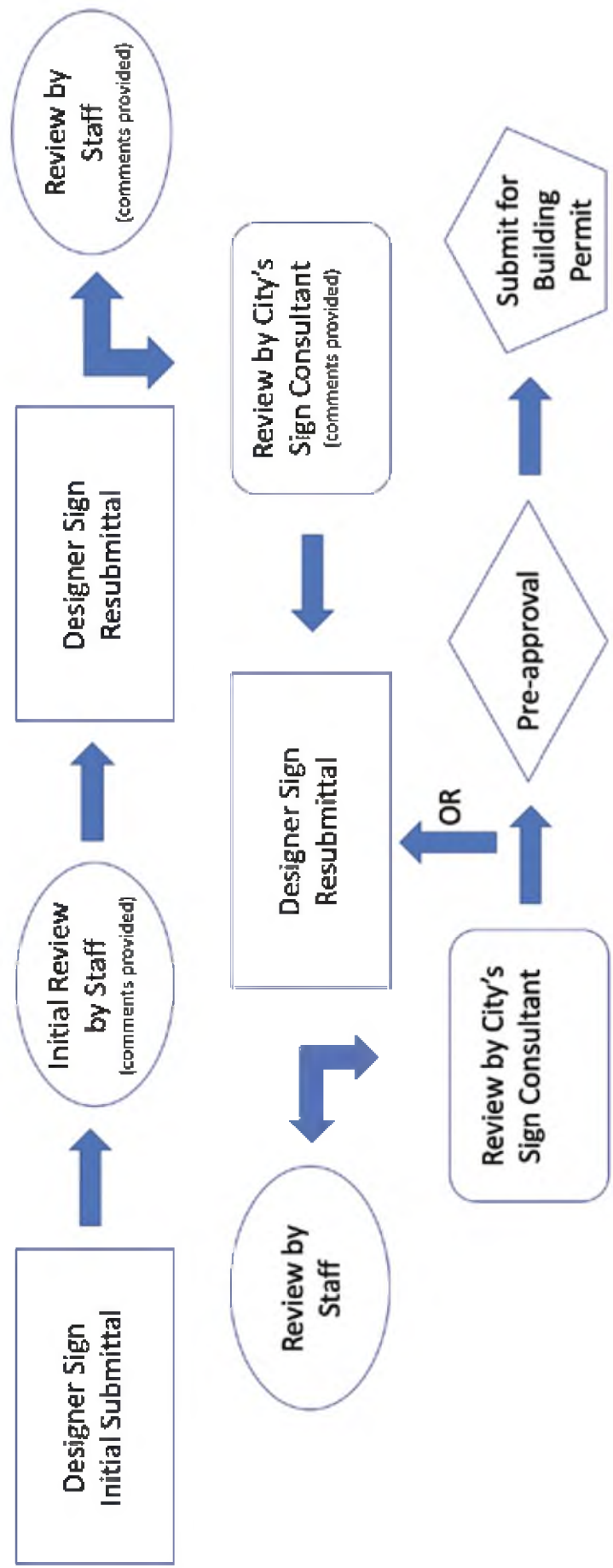


Stainless Steel face w/
shoulder-cut, illuminated
acrylic edge



Background material of
perforated metal. Halo illumina-
tion of text and background.

Designer Sign Review Process



Timing of Designer Sign Submission Process (Step 1 in Zoning Division)



Professional plans must be submitted properly in order to expedite the Pre-Approval Process

Timing for the No Cost Designer Sign Pre-Approval. The first step in the Submission Process

1. Once the fabricator has submitted the initial set of drawings for the sign, City staff will, at no cost, prepare a response with an approval or with comments, request for more information, or list required changes needed to designate the sign as a “Designer Sign.”

(2-3 working days)

2. To ensure the process moves quickly and smoothly, upon getting any comments or requests back from the City, the sign fabricator shall have 10 working days to resubmit new or revised drawings incorporating the City’s information and corrections. Delays by the sign fabricator caused by not resubmitting within 10 working days of comments from the City will lengthen the approval and sign permitting process. The City can not be held responsible for delays caused by the tenant’s signage fabricator not responding in a timely manner. **(10 working days)**

3. Upon resubmission to the City, staff will respond within 2-3 working days with either an approval if all requirements are met or a request for more information.

(2-3 working days)

continued on Page 10

Timing of Designer Sign Submission Process (Step 1 in Zoning Division) *(continued)*

4. In order for the process to continue to move smoothly, it is the responsibility of the sign fabricator to ensure that the submission is complete and all required information is accurately presented and submitted. Multiple submittals due to lack of complete information only lengthens the approval process.

5. A submittal can be tracked as it goes through the Pre-Approval Process. Building Permit approval is required and can be followed online at the City of Coral Springs Building & Zoning Department web pages.

CoralSprings.gov/Etrakit

6. Once you review the City's comments, your sign fabricator can make the appropriate adjustments to the drawings for a Sign Permit submittal.

7. Note: Pre-Approval is meant to help expedite the actual sign permitting process. Obtaining the sign permit is Step 2, and goes through the standard City of Coral Springs' Building & Zoning permitting process.

Required Items for Designer Sign Pre-approval

1. An overall site plan with the sign location noted on the plan showing the sign location and all adjacent building parking and street frontages “to scale” (a survey). Adjacent streets must be shown and named.
2. Letters of approval from the building or shopping center owner/manager stating that the proposed sign meets their approval of the Master Sign Program for the building, if applicable.
3. If it’s an existing building, color photos of the entire building with adjacent buildings and adjacent signs.
4. A color photo taken of the front elevation where the sign is to be installed.

5. Generally, when a building is built, an area for signage is provided by the architect. This is known as the “sign band” or sign area. As the former tenant moves out, all signs whether installed as new construction or as a subsequent installation will go in the “sign band” area. The sign fabricator is responsible to verify with the building owner or client the “sign band” area of any building and to accurately verify the height and width of the area with accurate dimensions.

6. Architectural elevation drawing “to scale” (minimum 1/8” = 1’-0” scale) of the entire building showing the sign in its location drawn accurately to scale on the elevation.

7. Architectural elevation drawing “to scale” of the sign and sign area (elevation should be at a minimum of 3/8” = 1’-0” scale:

a) The drawing must show the dimensions (height and width) of the sign area on the building facade. (see example below)

continued on Page 12



Required Items for Designer Sign Pre-approval *(continued)*

b) Height and width of the actual sign or assembly of sign parts with height and width dimensions of letters, logos, etc.

c) Color specifications, materials of construction, and specification of all sign materials and parts.

d) Lighting notes and details including the color temperature of the LEDs. (Temperatures should be between 3500K - 4500K)

e) Drawings should be in color.

f) Note: As an alternative to the architectural drawings, a good quality full front elevation photo with the dimensions and information noting the above a through d may be submitted, with computer changes and the sign accurately drawn and placed into the photo "to scale". Poor quality photos or photos from an angle are not acceptable. The City shall have the sole authority to determine if a photo is or is not acceptable.

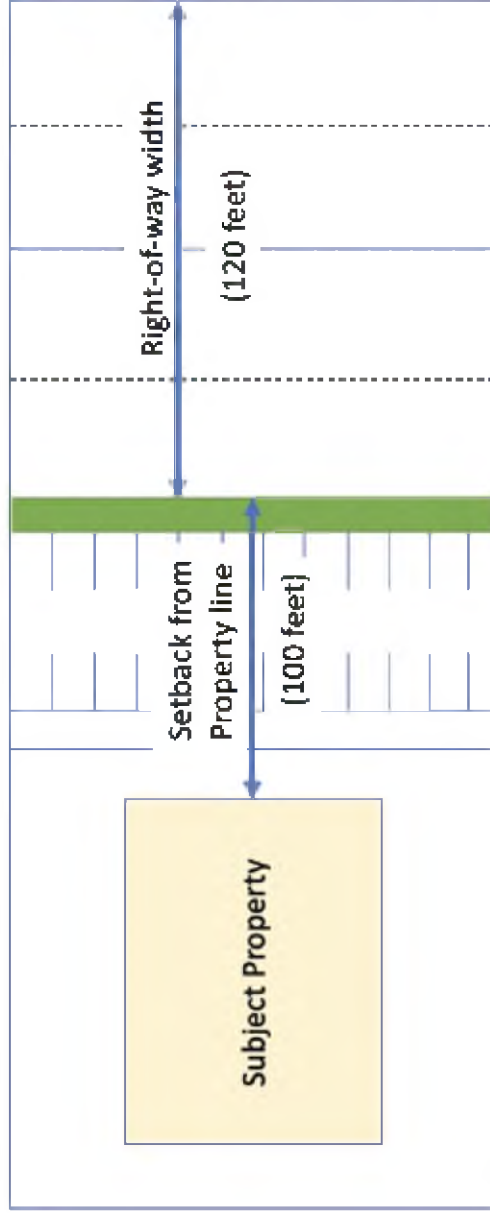
g) In general, a photo of the building showing the building and its adjacent signs and conditions is very helpful, but does not serve as the "to scale" drawing needed.

8. Detail drawing sections "to scale" (minimum 1-1/2" = 1'0" scale), showing materials and construction of the sign and sign parts. (see examples on Page 22/23)

9. Depending on the completeness of the submission, additional information may be required for the Building Department submission and permit. (See Step 2).

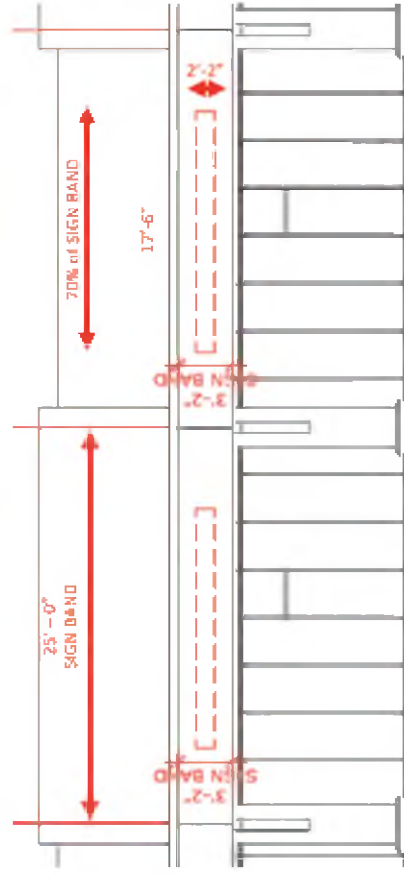
Required Items for Designer Sign Pre-approval

Sample Calculations



Width of Right-of-Way (in feet)	Wall Sign Maximum Base Height of Letter/Symbols (in inches)	Maximum Base Sign Area (in square feet)
0-79	12	28
80-99	12	39
100-119	15	58
120-319	20	68
320+	25	90

- Size of signs is first determined by the width of the right-of-way. A table with starting letter heights can be found in Appendix A of this Manual, or in Section 1807 of the City's Land Development Code.
- An additional inch in letter height is granted for every 25' the building is set back from the street.
- Designer signs can obtain up to 30% increase in height.
- Maximum sign band area is 70%.
- In the example shown above and to the side, the sign calculations would be as follows:
 1. Width of ROW: 120' = 20'. Setback from property line: 100' (100'/25' = 4 additional inches) Sign letters equal 24 inches.
 Designer Sign Increase: 24" X 30% = 7.2" Increase.
 Max letter height with Designer Sign Increase: 31.2".
 Sign Band Height: 3' - 2" x 0.70 = 26.6"
 Sign Band Length: 25' - 0" x 0.70 = 210"
 Therefore, maximum height of sign is limited to 26.6" due to sign band restriction.
 - 2.



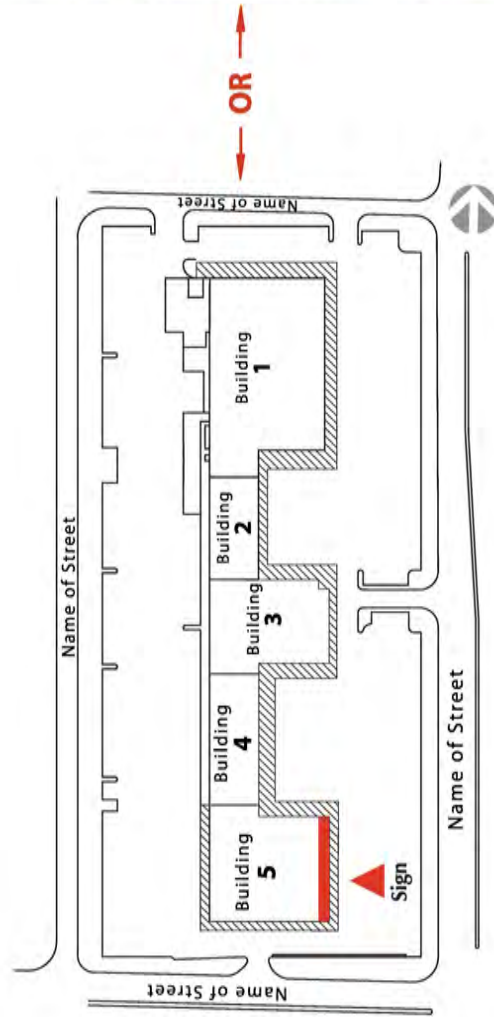
Appendix A for information on the Base Letter Height for major arterial roads. See Appendix A for the R.O.W. width of primary roadways within the city.

Required Information for Designer Sign Pre-Approval

For Submission to the City



AERIAL MAP (Sample)



KEY MAP (Sample)

Sign Location Plan Options

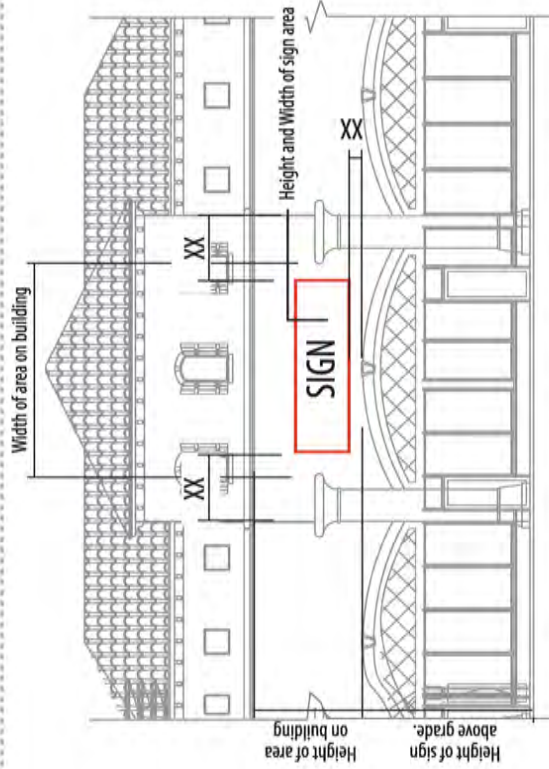
On a Title block:

- Name of Fabricator
- Address
- Phone #
- Email Address
- Name of Project
- Project Address

- Name of Owner/Client
- Address
- Phone #
- Email Address
- Title Name of Drawing.

- Drawing / Sheet Number
- Original Date of Drawing
- Revised dates of Drawings
- A North Arrow on ALL Plans
- Label All Elevations (N,S,E,W)

Required Information for Designer Sign Pre-Approval For Submission to the City

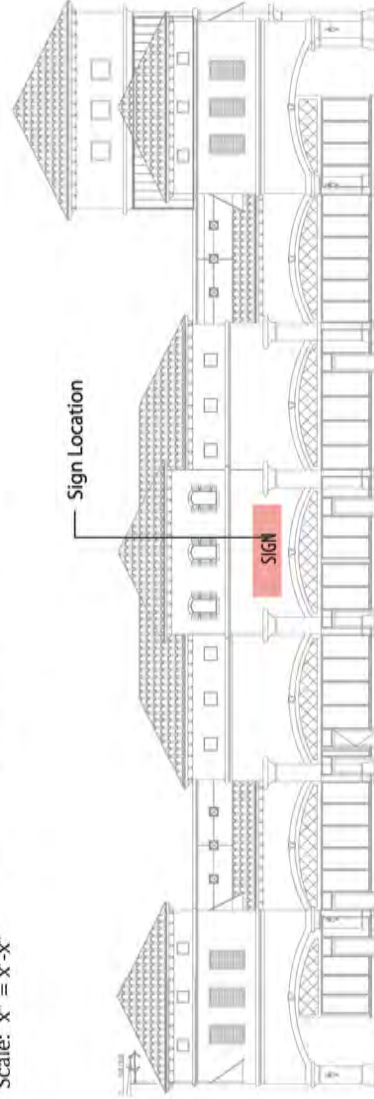


NOTE:

In general, the area of the sign may occupy up to 70% of the height and width of the sign area on the building provided the sign area & letter heights conform to the code.

Detailed Elevation Showing Required Dimensions

Scale: $x'' = x'-x''$



Overall East Elevation

Scale: $x'' = x'-x''$

On a Title block:

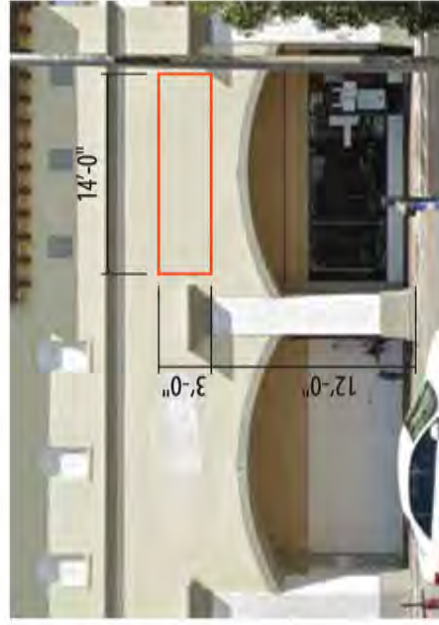
- Name of Fabricator
- Address
- Phone #
- Email Address
- Name of Project
- Project Address
- Name of Owner/Client
- Address
- Phone #
- Email Address
- Title Name of Drawing
- Drawing / Sheet Number

- Original Date of Drawing
- Revised dates of Drawings
- A North Arrow on ALL Plans
- Label ALL Elevations. (N,S,E,W)



Not Acceptable

Must be scaled Elevation or Straight on Scaled Photograph of Area



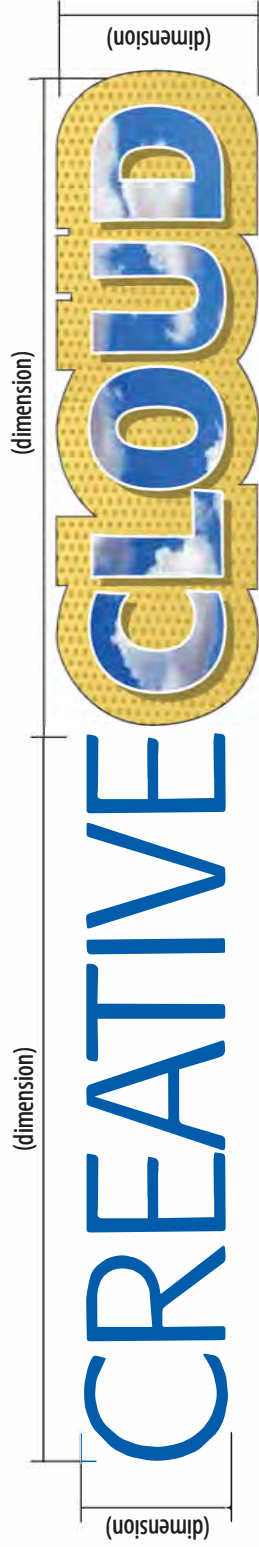
Acceptable:

A photo of a full FLAT front elevation may be submitted if properly dimensioned & drawn to scale to accurately show the size of the sign on the building.

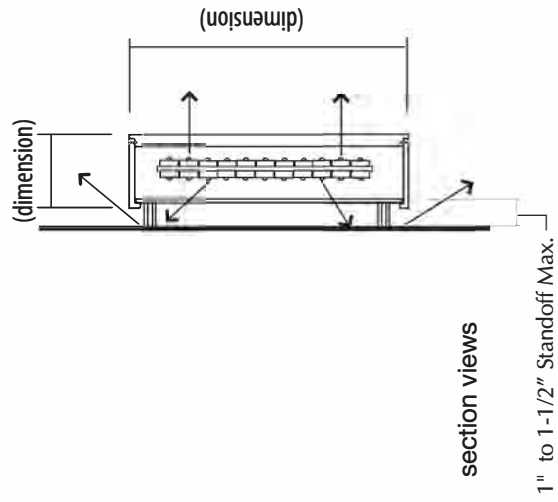
Sign Permit Approval (Step 2 in Building Department)

1. Once pre-approval for a Designer Sign has been obtained from the Zoning division, you may submit for a Building Permit. When applying for the Building Permit, you must include the pre-approved drawings, signed/sealed. The permit can be submitted in two ways – electronically or in person.
 - a. Online e-permitting: [CoralSprings.gov/Etrakit](https://www.coral Springs.gov/Etrakit)
 - b. In-person: 9500 West Sample Road, 1st floor, One-Stop Shop
2. Consult the Building Department’s website for fees and forms.
[CoralSprings.gov/Building](https://www.coral Springs.gov/Building)
3. In addition to the pre-approved signed and sealed drawings, please include the following:
 - a. Building Permit Application-Zoning Addendum.
 - b. Copy of the Business Tax Receipt or application.
[CoralSprings.gov/BusinessTax](https://www.coral Springs.gov/BusinessTax)
 - c. Letter of Approval from the Property Owner/Manager.
4. All sign permit submittals shall include proper information to ensure it is compliant with all Florida Building Code and Electrical Code (if applicable) requirements. Plans must be signed and sealed (digitally or electronically) by a design professional. If using an electronic signature, please follow the City of Coral Springs Building Department “Electronic Signature Affidavit” form. If you have questions, please contact the Building Department to discuss with the Structural and Electrical Plans Reviewers.
 - a. Structural Plan Review Requirements:
 - i. Provide that the sign meets the wind loads of current Florida Building Code.
 - ii. Please be sure to indicate the substrate the sign is attached to and the type of fastener and number of fasteners per letter.
 - b. Electrical Plan Review Requirements:
 - i. Provide that the sign meets the electrical requirements of the current Florida Building Code and with disconnect switch shown with a proper lock off behind the wall.
5. You may track your permit submittal from eTRAKiT and review comments from each discipline reviewing the permit. If a resubmittal is required, please review the Plans Reviewers comments and resubmit the corrections in the same format the original plans were submitted – electronically or in-person.

Fabrication Option Examples

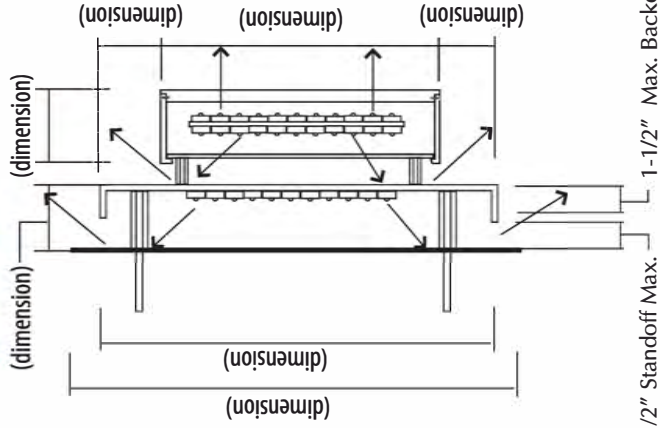


front view



section views

1" to 1-1/2" Standoff Max.



Typical 1" to 1-1/2" Standoff Max. 1-1/2" Max. Backer Panel

- Fabricated aluminum channel letter w/ front and Rear Illumination. Shoulder-cut face.
- Illumination of the supporting pan structure.
- Description of finishes, and nuances of fabrication.
- Use of painted perforated aluminum panel w/ back lighting.

On a Title block:

- Name of Fabricator
- Address
- Phone #
- Email Address
- Name of Project
- Project Address

- Name of Owner/Client
- Address
- Phone #
- Email Address
- Title Name of Drawing.

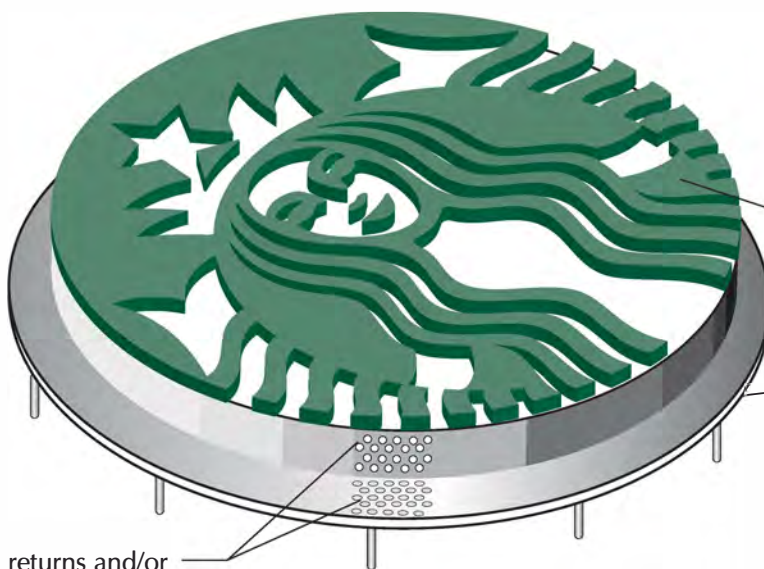
- Drawing / Sheet Number
- Original Date of Drawing
- Revised dates of Drawings
- A North Arrow on ALL Plans.
- Label All Elevations. (N,S,E,W)

Fabrication Option Examples *(continued)*

Example of a tenant logo in a Circular format

The Coral Spring's sign code allows logos to be as big as the tallest allowed letters at a given location.

NOTE: A logo that is circular is limited by the height and width of the sign area on a building facade. These types of logos require additional review to ensure appropriateness, location, and size.



Cut out w/ 1" translucent Starbuck's Green push-thru acrylic text on translucent white acrylic / aluminum panel.

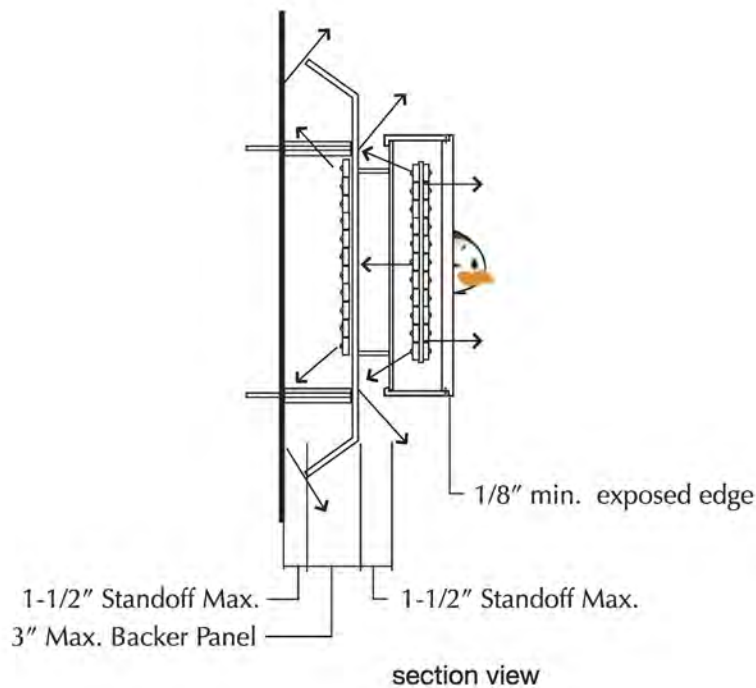
1/4" to 3/4" painted aluminum backer w/ 1"-2" standoff from wall w/ halo illumination.

Perforated returns and/or backplate. Allow light to glow from the sign or background.

Fabrication Option Examples *(continued)*



front view



POSSIBLE OPTIONS

- Front and/or Rear Illumination w/ shoulder-cut face
- Illumination of the supporting pan structure
- Structural frame on backer panel
- Possible use of painted custom perforated aluminum
- Possible vacuum faces/ components

Fabrication Option Examples *(continued)*

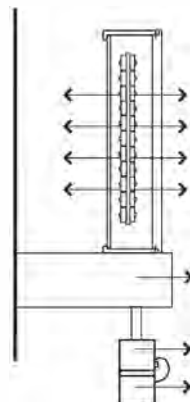


front view



Face and halo illuminated freestanding letters on eyebrow structure. Returns of letters may be solid or perforated.

Structural mounting "Eye Brow" with perforated front face & internal LED illumination.



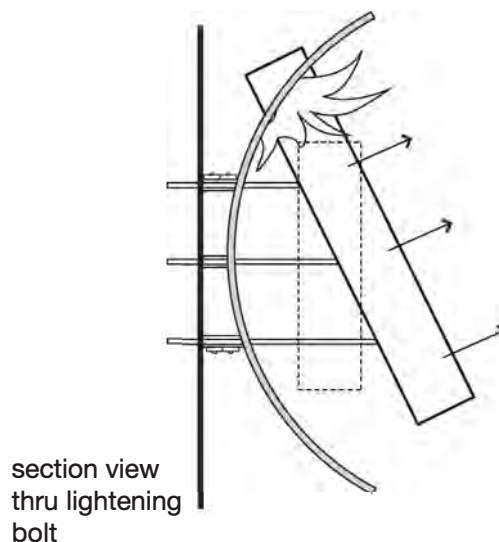
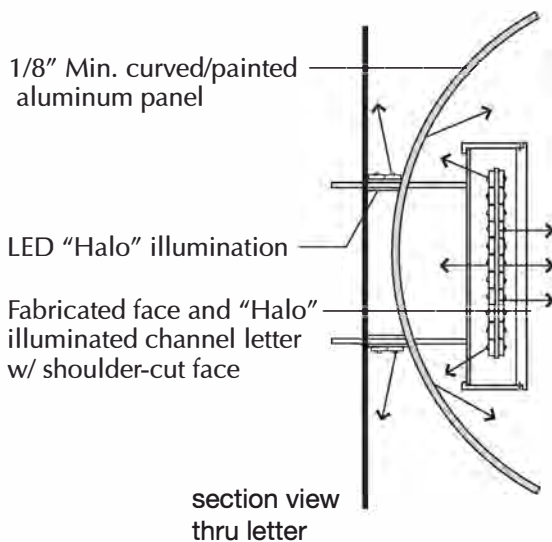
POSSIBLE OPTIONS

- Front / Side illumination w/ shoulder-cut face
- Sculptural treatment of support structure
- Illumination of the supporting pan structure
- Possible use of painted custom perforated aluminum
- Sculptural "Fish" elevation (may or may not be internally illuminated)

Fabrication Option Examples *(continued)*



front view

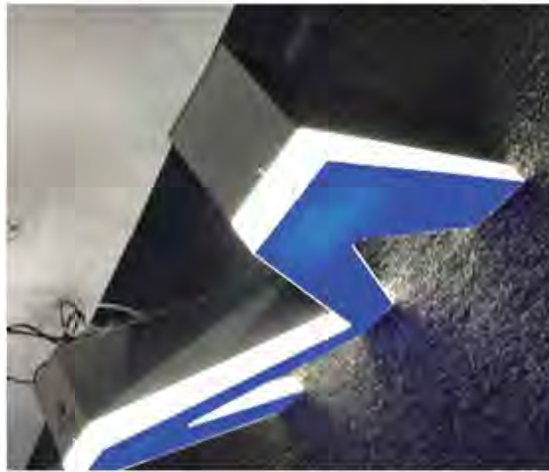


POSSIBLE OPTIONS

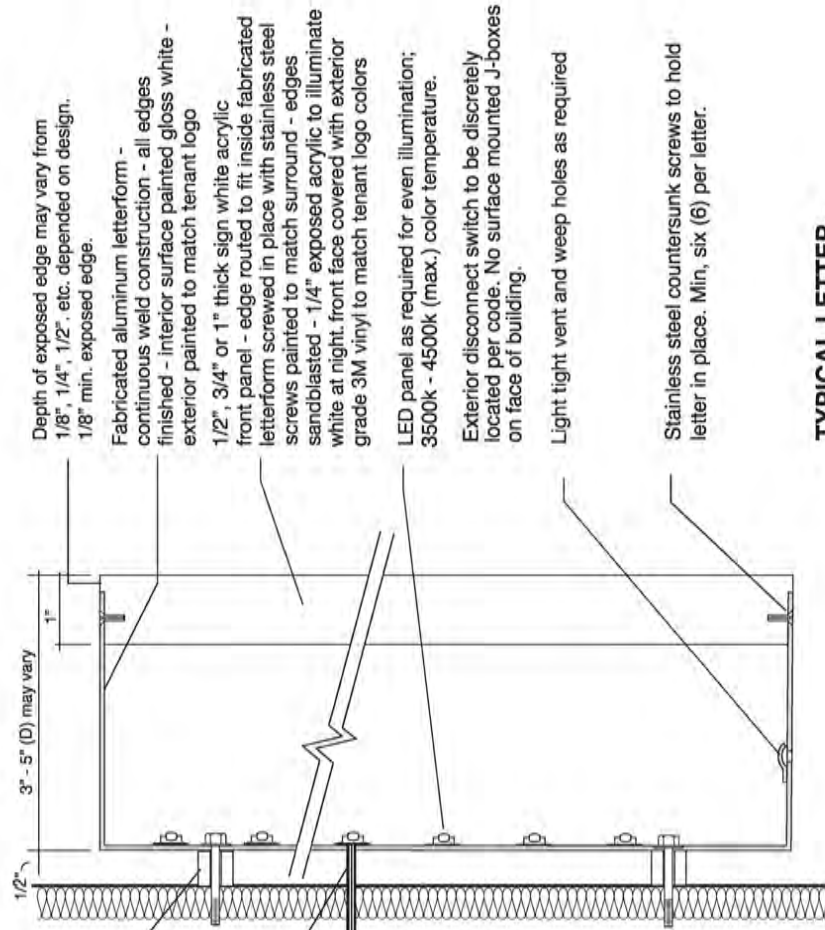
- Front and/or Rear Illumination w/ shoulder-cut face
- Various shapes are encouraged for background panels
- 3 dimensional/sculptural lightening bolt logo appears to bust thru backer. (internally illuminated face and "Halo")

Letter Section Examples: Front Illumination

Sample Section Detail - Designer Sign Pre-Approval Submittal



Example of a 5/8" exposed edge



1/2" aluminum spacer off wall face
Paint Matthews™ or equivalent Flat black

All electrical connections to be through the back side of each element through wall - no wire ways or race ways allowed

To remote transformer location within tenant's space

Tenant's general contractor to provide access panel for sign wiring and transformers

Low voltage power to remote transformer location. Fabricator to verify location w/ client, GC and Landlord for power to location of sign. No surface mounted J-boxes are allowed on facade of building.

No raceways or wireways allowed.

Each sign is required by code to have a dedicated circuit and to be operated with an astronomical clock/timer located at the tenant's electrical panel. Timing to be set in accordance with building and shopping center standards.

NOTE: Tenant's sign fabricator to verify on site. Tenants individual facade treatment, materials and finishes - (varies by store front)

Depth of exposed edge may vary from 1/8", 1/4", 1/2", etc. depended on design. 1/8" min. exposed edge.

Fabricated aluminum letterform - continuous weld construction - all edges finished - interior surface painted gloss white - exterior painted to match tenant logo
1/2", 3/4" or 1" thick sign white acrylic front panel - edge routed to fit inside fabricated letterform screwed in place with stainless steel screws painted to match surround - edges sandblasted - 1/4" exposed acrylic to illuminate white at night. front face covered with exterior grade 3M vinyl to match tenant logo colors

LED panel as required for even illumination; 3500k - 4500k (max.) color temperature.

Exterior disconnect switch to be discretely located per code. No surface mounted J-boxes on face of building.

Light tight vent and weep holes as required

Stainless steel countersunk screws to hold letter in place. Min, six (6) per letter.

TYPICAL LETTER
scale: n.i.s.

PROJECT NAME

WALL MOUNTED FACE ILLUMINATED CHANNEL LETTER

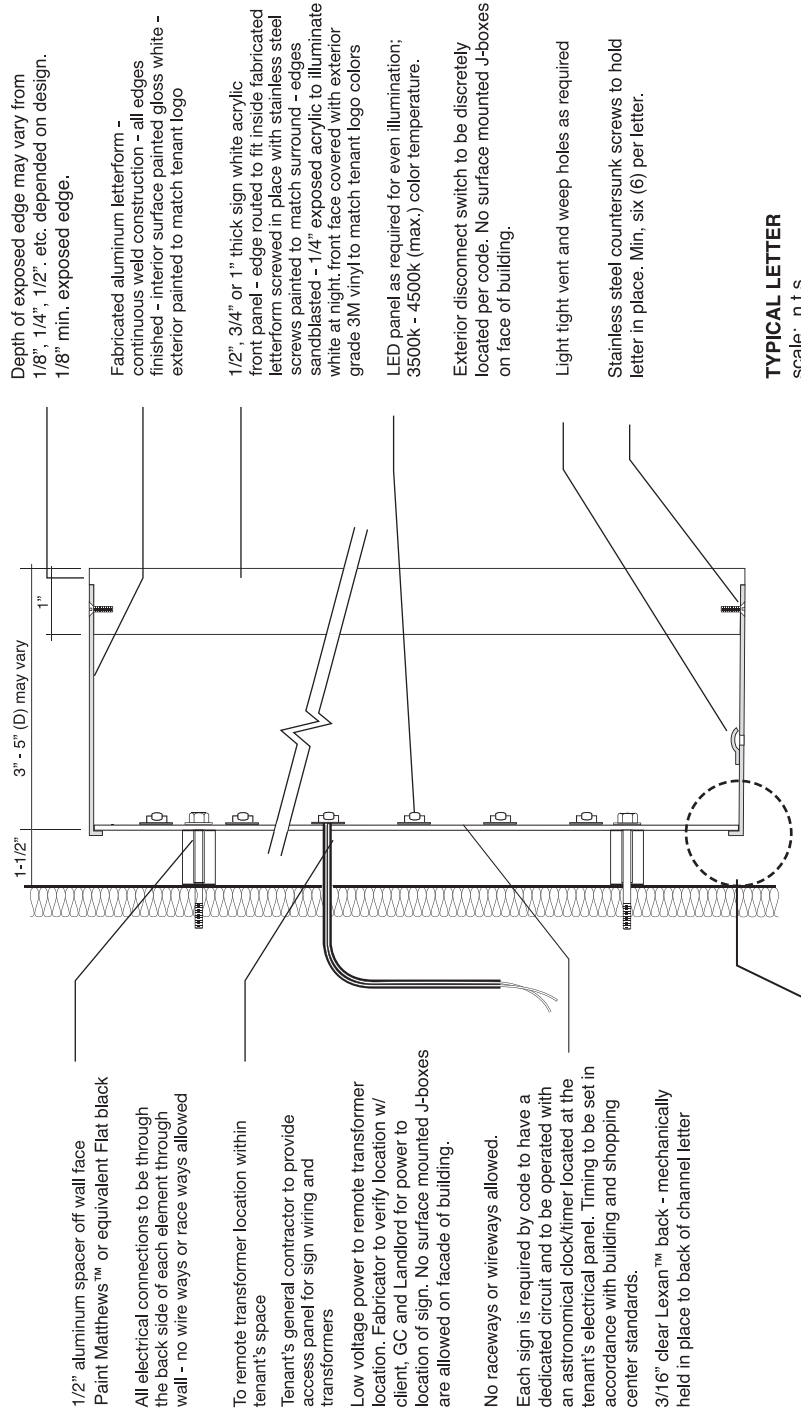
description: **X** sign type

1. **X**
2.
3.
4.

ISSUE & REVISIONS:
X SHEET:

Letter Section Examples Front and/or Rear Halo Illumination

Sample Section Detail - Designer Sign Pre-Approval Submittal



Depth of exposed edge may vary from 1/8", 1/4", 1/2", etc. depended on design. 1/8" min. exposed edge.

Fabricated aluminum letterform - continuous weld construction - all edges finished - interior surface painted gloss white - exterior painted to match tenant logo

1/2", 3/4" or 1" thick sign white acrylic front panel - edge routed to fit inside fabricated letterform screwed in place with stainless steel screws painted to match surround - edges sandblasted - 1/4" exposed acrylic to illuminate white at night. front face covered with exterior grade 3M vinyl to match tenant logo colors

LED panel as required for even illumination; 3500k - 4500k (max.) color temperature.

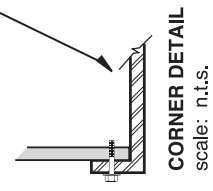
Exterior disconnect switch to be discretely located per code. No surface mounted J-boxes on face of building.

Light tight vent and weep holes as required

Stainless steel countersunk screws to hold letter in place. Min, six (6) per letter.

TYPICAL LETTER
scale: n.i.s.

NOTE: Tenant's sign fabricator to verify on site Tenants individual facade treatment, materials and finishes - (varies by store front)



CORNER DETAIL
scale: n.i.s.

1/2" aluminum spacer off wall face
Paint Matthews™ or equivalent Flat black
All electrical connections to be through the back side of each element through wall - no wire ways or race ways allowed

To remote transformer location within tenant's space
Tenant's general contractor to provide access panel for sign wiring and transformers

Low voltage power to remote transformer locator. Fabricator to verify location w/ client, GC and Landlord for power to location of sign. No surface mounted J-boxes are allowed on facade of building.

No raceways or wireways allowed.

Each sign is required by code to have a dedicated circuit and to be operated with an astronomical clock/timer located at the tenant's electrical panel. Timing to be set in accordance with building and shopping center standards.

3/16" clear Lexan™ back - mechanically held in place to back of channel letter

PROJECT NAME	WALL MOUNTED FACE AND REAR ILLUMINATED CHANNEL LETTER				sheet:	
	description:	sign type	1.	2.		3.
		X				X

DIMENSIONAL LETTERS

Deep Sign letter with recessed acrylic face and mirror polished gold returns, internal illumination.



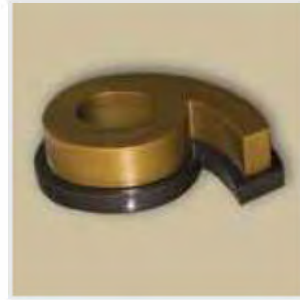
Dimensional letter with open channel face and recessed LED light element to mimic neon glow from face.



Dimensional sign letters attached to horizontal support. Front firing letters with recessed acrylic face and deep returns.



3D fabricated sign letters with two layers of material and complementary metallic colors attached flush to surface.



DIMENSIONAL DETAILS & ILLUMINATION

Layered Sign elements with raised acrylic illuminated feature through sign face. Letters are metallic painted with rear illumination, mounted onto colorful decorative panel.



Dimensional Sign elements with recessed LED lighting techniques to appear as neon set into face of letters. All elements stand off of wall surface to allow for back firing illumination.



Sign graphics are mounted onto a sculptural design support structure with decorative metal finishes to match corporate branding. Face of letters uses perforated materials to allow for front firing illumination.



Sign identity letters are cut out of metal, painted, and attached to structure above with ornate metal work and external architectural lighting.



STANDARD vs. DESIGNER Sign Visual Comparison

Standard channel letter with one color acrylic face and one color aluminum returns. Letters mounted flush to wall. Letter cap height and font set by Plaza Standards.

One color logo sized no taller than letter height.



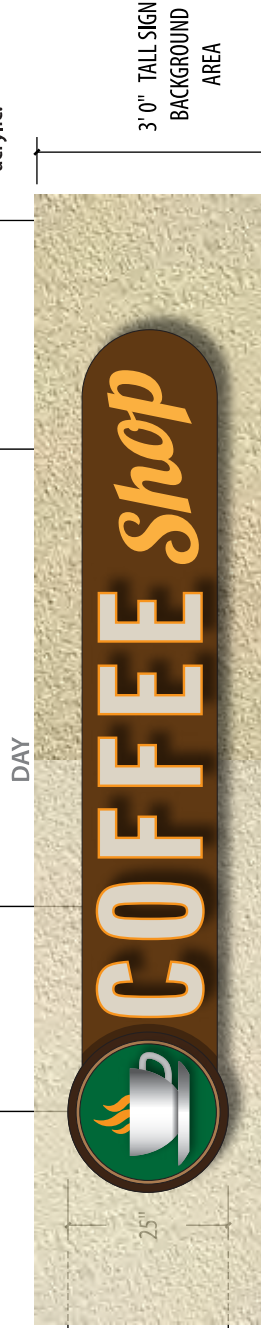
One color front-firing illumination.

STANDARD SIGN

Creative 3D logo in multiple colors and materials. Logo size does not conform to letter cap height.

Channel letters in multiple colors mounted on top of decorative sign pan. Letter cap height is increased by 30%. Custom fonts allowed.

Letters cut out and backed up with colored, translucent acrylic.



70% of sign background area height

25"

3' 0" TALL SIGN BACKGROUND AREA

DESIGNER SIGN

Backlit decorative border.

3D logo is lit with up-lighting.

Sign pan with reverse-firing illumination.

Backlit letters.

Backlit channel letters.



DESIGNER SIGN PRE-APPROVAL APPLICATION

APPLICANT INFORMATION

Sign Company _____

Applicant Name _____

Telephone _____ E-mail _____

PROJECT INFORMATION

Project Name/Description _____

Project Address _____

Folio # _____

Estimated Project Cost (+/- 10% of actual cost) _____

Business Owner Name _____

Business Owner Phone _____ E-mail _____

SUBMITTAL CHECKLIST

The City has a Commercial Designer Sign Manual that provides detailed information on designer signs which can be used as a reference guide through the pre-approval process. Please be sure to utilize this manual prior to seeking pre-approval for a designer sign. Failure to submit the following information may result in the delay of the review of your project.

- | | |
|---|--|
| <input type="checkbox"/> Overall Site Plan Indicating Sign Location | <input type="checkbox"/> Detailed Section Drawing of Letters <u>and</u> Logo |
| <input type="checkbox"/> Width of Right-of-Way | <input type="checkbox"/> Color Photographs |
| <input type="checkbox"/> Setback from the Property Line | <input type="checkbox"/> Subject Building |
| <input type="checkbox"/> Building Architectural Elevations (to Scale) | <input type="checkbox"/> Subject Sign Area |
| <input type="checkbox"/> Dimensioned Sign Band Area | <input type="checkbox"/> Adjacent Signs (if Applicable) |
| <input type="checkbox"/> Dimensioned Letter/Logo Heights & Widths | <input type="checkbox"/> Letter of Approval from Property Owner/Manager |
| <input type="checkbox"/> Square Footage of Sign/Logo | <input type="checkbox"/> Copy of Business Tax Receipt or Application |

For a list of approved Master Sign Programs, please refer to Appendix B of the Designer Sign Manual.

TO BE COMPLETED BY CITY STAFF: Accepted By: _____ Date: _____ Project #: _____

CITY OF CORAL SPRINGS, FLORIDA • COMMUNITY DEVELOPMENT DIVISION

9500 W. Sample Rd. • Coral Springs, FL 33065 • CoralSprings.gov

Phone 954-344-1160

Form Effective: September 2020

Appendix A

Width of Right-of-Way and Base Letter Height Table

Arterial Road	Width of Right-of-Way	Base Letter Height*
Atlantic Boulevard	120 feet	20 inches
Coral Ridge Drive	106 feet	15 inches
Coral Springs Drive	106 feet	15 inches
Royal Palm Boulevard	106 feet	15 inches
Sample Road (West of University Drive)	106 feet	15 inches
Sample Road (East of University Drive)	200 feet	20 inches
University Drive	200 feet	20 inches
Wiles Road (West of Coral Ridge Drive)	80 feet	12 inches
Wiles Road (East of Coral Ridge Drive)	110 feet	15 inches

*Information on the Base Letter Height can be found in Section 1807 - basic building wall sign design schedule of the Land Development Code

Appendix B
List of Approved Master Sign Programs

Name of Shopping Plaza	Address
1750 University Drive	1750 University Drive
Colonial Building	9825 West Sample Road
Coral Landings III	6264-6290 Sample Road
Heron Bay Commercial	3325 South University Drive
Prologis	4020 & 4050 NW 126th Avenue
Ramblewood Square	1201-1327 University Drive
Royal Eagle Plaza	9100-9188 Wiles Road
Royal Palm Square	8880 Royal Palm Boulevard
Royal University	2556 University Drive
Sample Row	7355-7655 Sample Road
The Shoppes at Wiles Road	10700-34 Wiles Road
Turtle Crossing	4400 Wiles Road
Turtle Run Shoppes	6201-6375 West Sample Road
University Palms	2200-2246 University Drive
University Place	3111 University Drive